


5 Bedroom House for Sale in Agios Tychonas, Limassol District

Perched on a scenic hillside in one of Limassol's most prestigious residential areas, this exceptional villa offers commanding views of the sea, cityscape, and surrounding mountains. Designed across four levels, the property blends timeless elegance with modern functionality, providing a serene and spacious retreat just minutes from the coastline. 

The villa features five bedrooms, four of which are en-suite, as well as multiple living and dining zones. A separate kitchen is complemented by a guest kitchen on the lower level. The basement floor is a destination in itself—complete with a lounge and bar, home cinema, billiard area, sauna with shower, guest suite, and independent ac...

Property Info

Plot / Area Info

Additional info

| | |
|-------------------|--------------------------------|
| Covered Area | 585 |
| Covered Veranda | 90 |
| Uncovered Veranda | 40 |
| Furnishing | Furnished |
| Energy Efficiency | A |
| Heating | Autonomous Heating, Yes |
| Air Conditioning | All rooms, Yes |

| | |
|-----------|-------------|
| Plot area | 1293 |
| Pool | Yes |

| | |
|-------------------|------------------|
| Reference Number | 13612 |
| Property type | House |
| Condition | Pre-Owned |
| Construction Year | 2001-2010 |
| Bathrooms | 4 |

Amenities

Location

- Fireplace

Location: Agios Tychonas Region: **Limassol**
Coordinates: **34.723291 / 33.133945**

Price: €2 700 000 + VAT

VAT for this property is **€416,077** or **€513,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

| | | | | | |
|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€104 600.00 | Common expenses | None |
| | | Price per SQM | €4 615.00/m² | | |

Representative: Cyprus Sotheby's International Realty

| | | | |
|--|--------------|------------|---------------------------------------|
| Registration number | 1013 | Email | info@cyprus-sothebysrealty.com |
| License number | 517/E | Legal name | ConceptRealty Ltd |
| Phone: +35726080180, +35797612926 | | | |

Price change history

€2 700 000 on Oct 9, 2025



