

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. X

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			Reference Number	13612
Uncovered Veranda	40			Property type	House
Furnishing	Furnished	Plot area	1293	Condition	Pre-Owned
Energy Efficiency	A	Pool	Yes	Construction Year	2001-2010
Heating	Autonomous Heating, Yes			Bathrooms	4
Air Conditioning	All rooms, Yes				

Amilities	Location	Region
• Fireplace	Location: Agios Tychonas Coordinates: 34.723291 / 33.133945	Limassol

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 Price per SQM	~€104 600.00 €4 615.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€2 700 000 on Oct 9, 2025













