

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

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 Info

Plot area	1293
Pool	Yes

Additional info

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

Amenities

- Fireplace

Location

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

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Price change history

€2 700 000 on Oct 9, 2025













