

5 Bedroom House for Sale in Agios Tychonas, Limassol District

Set in the exclusive Amathus area, this impressive villa enjoys a prime location in one of Limassol's finest coastal neighborhoods. Award-winning beaches, luxury hotels and fine dining are just steps away. The property combines classic architectural beauty with modern comfort and advanced technology.



Property Specifications:

- 5 bedrooms
- 5 W/C
- Internal area: 520 m²
- Plot size: 800 m²
- Layout: 3 bedrooms on the upper level + 2 additional bedrooms in the basement

Premium Features & Technology:

- Full VRV climate control
- Underfloor heating throughout
- Smart home automation system
- Alarm ...

Property Info		Plot / Area Info		Additional info	
Covered Area	520	Plot area	800	Reference Number	15426
Heating	Underfloor Heating, Yes	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Pre-Owned
				View	Sea view

Amenities

- Guest WC

Location

Location: Agios Tychonas Region: **Limassol**
Coordinates: **34.715271 / 33.149125**

Price: €6 500 000 + VAT

VAT for this property is **€972,500** or **€1,235,000**. 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	~€256 600.00	Common expenses	None
		Price per SQM	€12 500.00/m²		

Representative: Kadis Estates

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A
Phone: +35722344842			

Price change history

€6 500 000 on Nov 28, 2025





