


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

| | |
|------------------|--------------------------------|
| Covered Area | 520 |
| Heating | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|---------------------|
| Plot area | 800 |
| Pool | Yes |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|------------------|
| Reference Number | 15432 |
| Property type | House |
| 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.

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|-----|-----------------|--------------------|---------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€256 600.00 | Common expenses | None |
| | | Price per SQM | €12 500.00/m² | | |

Representative: Kadis Estates

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|----------------------------|-------------|------------|--------------------------|
| 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

