

## 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 m<sup>2</sup>
- Plot size: 800 m<sup>2</sup>
- 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	<b>520</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>800</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>15433</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
View	<b>Sea view</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€256 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 500.00/m²</b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€6 500 000 on Nov 28, 2025





