


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	15434
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.

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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Price change history

€6 500 000 on Nov 28, 2025

