

## 6+ Bedroom House for Sale in Agios Tychonas, Limassol District

Set on the hills of the prestigious of Agios Tychonas area, this exceptional 7+1 bedroom villa offers a rare balance of privacy, security and elevated Mediterranean living. Positioned within a gated cul-de-sac community, the residence unfolds across 387 sqm of refined interiors on a generous 1 265 sqm plot, designed for those who value discretion without compromising comfort or lifestyle. Bright living spaces, five bathrooms, an Italian Berloni kitchen, a walk-in closet and seamless indoor-outdoor areas create an atmosphere equally suited to family life, an executive retreat or sophisticated hosting. Renovated verandas with an outdoor cinema, integrated sound system, barbecue area...

### Property Info

Covered Area	<b>387</b>
Furnishing	<b>Partially furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1265</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>17597</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.712778 / 33.121167**

## Price: €2 988 000 + VAT

VAT for this property is **€405,580** or **€567,720**. 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>~€116 120.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 721.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 988 000 on May 14, 2026













