


## 5 Bedroom House for Sale in Agios Tychonas, Limassol District

Set in the prestigious area of Agios Tychonas, this exceptional contemporary residence offers luxurious modern living across three impressive levels. Only two years old, the property combines sleek architectural design with bright open-plan interiors, high ceilings, and expansive outdoor entertaining spaces. 

The ground floor welcomes you with a spacious sitting, dining, and lounge area filled with natural light, seamlessly connected to a fully equipped modern kitchen and guest WC. Large patio doors open onto expansive terraces featuring a BBQ and entertaining area, all overlooking the swimming pool and landscaped surroundings.

The upper level hosts three generously sized bedro...

### Property Info

Covered Area	<b>350</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>500</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>33720</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.72652 / 33.141289**

## Price: €2 200 000 + VAT

VAT for this property is **€286,000** or **€418,000**. 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>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 286.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€2 200 000 on May 15, 2026



