

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

Premium villa for sale in the area of Agios Tychonas, Limassol. There are only two residences in the complex. The villas combine modern construction technologies, premium materials and panoramic views of the Mediterranean Sea. Floor-to-ceiling glazing and spacious terraces fill the interiors with natural light. There are 5 spacious bedrooms in total. Each bedroom is oriented towards the sea and the city and has large windows with direct access to the terraces. Underfloor heating is installed in all rooms. Natural parquet. High-quality finishing materials. Villeroy & Boch plumbing. Intelligent VRV climate control system. A smart home system that controls lighting, climate, and security. ...

### Property Info

Covered Area **778**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **218472**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **5+**

### Amenities

### Location

**Location:** Agios Tychonas Region: **Limassol**

## Price: €4 700 000 + VAT

VAT for this property is **€766,136** or **€893,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 041.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

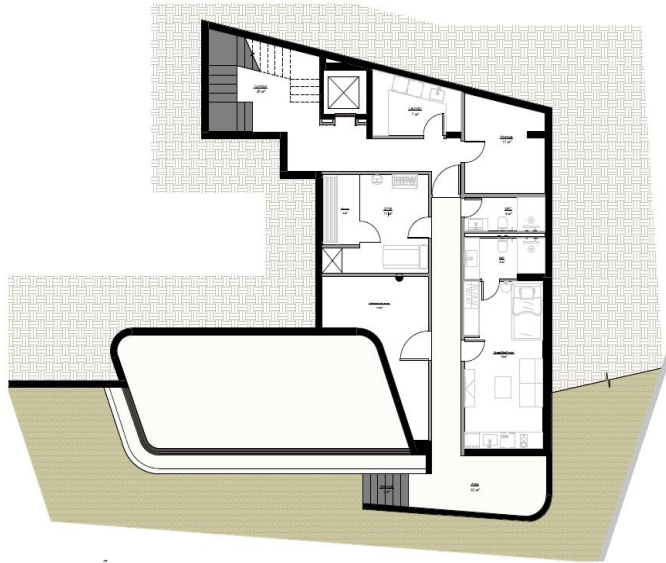
Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€4 700 000 on May 23, 2026



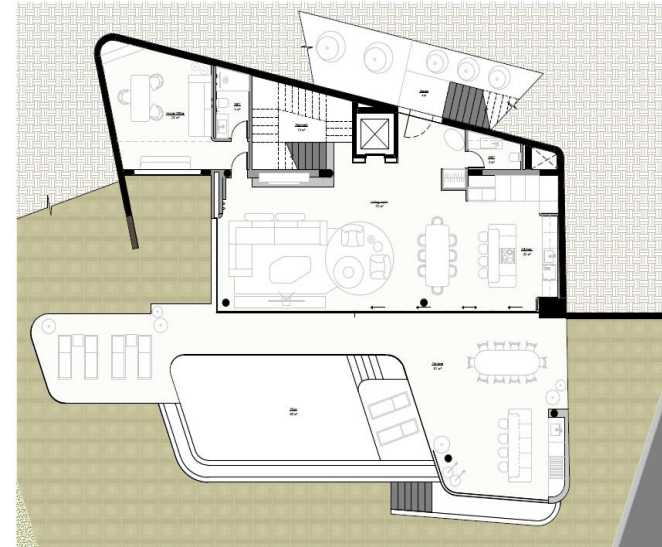
BASEMENT



INTERIOR:  
GFA - 126.3 M<sup>2</sup>  
NIA - 101 M<sup>2</sup>

EXTERIOR:  
24 M<sup>2</sup>

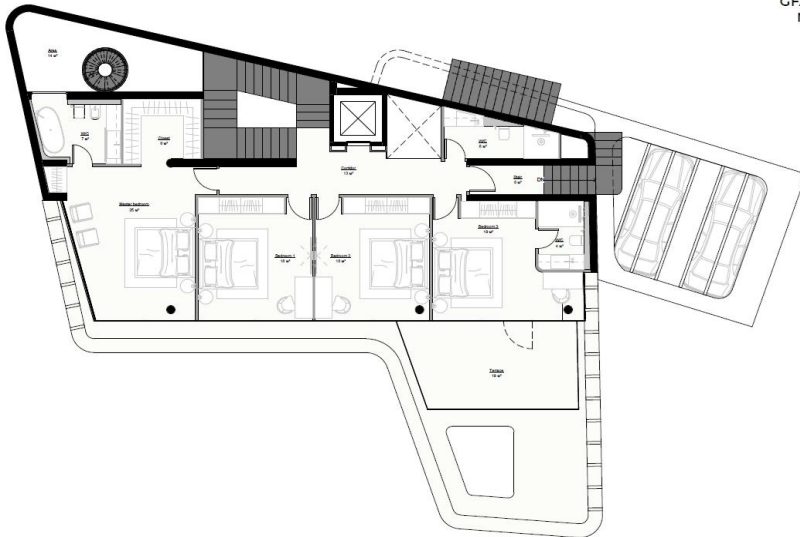
GROUND FLOOR



INTERIOR:  
GFA - 147.3 M<sup>2</sup>  
NIA - 136 M<sup>2</sup>

EXTERIOR:  
100 M<sup>2</sup>  
9 M<sup>2</sup>

FIRST FLOOR



INTERIOR:  
GFA - 151.8 M<sup>2</sup>  
NIA - 116 M<sup>2</sup>

EXTERIOR:  
41 M<sup>2</sup>  
22 M<sup>2</sup>