

## 4 Bedroom House for Sale in Limassol District

4-Bedroom Luxury Villa in Agios Tychonas, Limassol



This luxury villa is located in one of the most prestigious areas of Limassol — Agios Tychonas (Roussos Villas) — known for its prime hillside position, panoramic sea views, proximity to the city's best 4-5\* hotel beaches (800 m), and a neighbourhood of high-net-worth residents. The area offers low-density development, making villas here highly exclusive and limited on the market.

Villa D is offered fully furnished, complete with accessories and a professionally landscaped garden. The residence features central smart control of lighting and shutters, creating an effortless and comfortable living experience. The neoclas...

### Property Info

Covered Area	<b>500</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>686</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>3877</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

### Location

Region: **Limassol**  
Coordinates: **34.714010796238 / 33.1191935773**

## Price: €3 300 000 + VAT

VAT for this property is **€488,400** or **€627,000**. 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>~€128 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 600.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€3 300 000 on Dec 14, 2023









