

## 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 **500**  
Energy Efficiency **A**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **686**  
Pool **Yes**

### Additional info

Reference Number **3877**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **4**  
View **Sea view**

### 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

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## Price change history

€3 300 000 on Dec 14, 2023









