

## 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/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

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

## Price change history

€3 300 000 on Dec 14, 2023





