

6+ Bedroom House for Sale in Agios Tychonas, Limassol District

Discover a rare opportunity to own an exceptional off-plan luxury villa in Ayios Tychonas, Limassol — one of the most exclusive and desirable residential areas in Cyprus. This modern detached villa blends high-end architecture with breathtaking Mediterranean sea views, mountain panoramas, and cutting-edge smart-home technology. 

Designed for buyers seeking a premium home in Cyprus or a secure investment leading to Cyprus permanent residency, this project stands out as a landmark in Limassol's luxury real estate market.

The villa is off-plan, meaning construction will begin immediately once the sales agreement is signed, with delivery within 24 months. This provides invest...

Property Info

Covered Area	775
Furnishing	Unfurnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	880
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	18948
Property type	House
Condition	Brand New
Bathrooms	5+
View	Sea view

Amenities

- Guest WC

Location

Location: Agios Tychonas Region: **Limassol**
 Coordinates: **34.7258619 / 33.1404129**

Price: €3 340 000 + VAT

VAT for this property is **€544,097** or **€634,600**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 310.00/m²		

Representative: FOX

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
Phone: +35726940150, +35725267777, +35725760781			

Price change history

€3 350 000 on Feb 14, 2024
 €3 340 000 on Nov 18, 2025









