


## 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	<b>775</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>880</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>18948</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 310.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€3 350 000 on Feb 14, 2024

€3 340 000 on Nov 18, 2025

















