

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		Plot / Area Info		Additional info	
Covered Area	775	Plot area	880	Reference Number	18948
Furnishing	Unfurnished	Pool	Yes	Property type	House
Heating	Underfloor Heating, Yes	Parking	Covered, Yes	Condition	Brand New
Air Conditioning	All rooms, Yes			Bathrooms	5+
				View	Sea view

Amenities	Location	
• Guest WC	Location: Agios Tychonas	Region: Limassol

Location: Agios Tychonas
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 Price per SQM	None €4 310.00/m²	Common expenses	None
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Representative: FOX

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Price change history

€3 350 000 on Feb 14, 2024

€3 340 000 on Nov 18, 2025









