

## 3 Bedroom Apartment for Sale in Agios Tychonas, Limassol District

Luxury Elevated Living | Santa Barbara Hill, Limassol



Perched atop a peaceful hillside in one of Limassol’s most exclusive areas, the Penthouse redefines coastal luxury. Located on the western side of Santa Barbara Hill, this exquisite residence offers unrivalled panoramic views of the Mediterranean Sea and the ancient Amathounta ruins, blending natural beauty with contemporary elegance.

### Penthouse Features

Total Covered Area: 394 m<sup>2</sup>

Internal Covered Area: 245.2 m<sup>2</sup>

Covered Verandas: 34 m<sup>2</sup>

Private Roof Garden: 106 m<sup>2</sup>

3 En-suite Bedrooms

Master Bedroom includes a walk-in wardrobe

Open-plan Living & Dining Area

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### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>394</b>		
Covered Veranda	<b>106</b>		
Uncovered Veranda	<b>106</b>		
Total Number of Floors	<b>2</b>	Pool	<b>Yes</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>
Heating	<b>Central Heating, Yes</b>		
Air Conditioning	<b>All rooms, Yes</b>		

Reference Number	<b>A-115147</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

**Amenities**

- Guest WC

**Location**

**Location:** Agios Tychonas      Region: **Limassol**  
Coordinates: **34.709847 / 33.127795**

## Price: €3 231 000 + VAT

VAT for this property is **€441,679** or **€613,890**. 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>€8 201.00/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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€3 612 000 on Sep 4, 2023  
 €3 231 000 on Nov 18, 2025

