

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 m²

Internal Covered Area: 245.2 m²

Covered Verandas: 34 m²

Private Roof Garden: 106 m²

3 En-suite Bedrooms

Master Bedroom includes a walk-in wardrobe

Open-plan Living & Dining Area

Su...

Property Info

Plot / Area Info

Additional info

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

Reference Number	A-115147
Property type	Apartment
Condition	Brand New
Bathrooms	3

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€8 201.00/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

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

