


## 4 Bedroom House for Sale in Agios Tychonas, Limassol District

4-Bedroom Luxury Villa – Agios Tychonas, Limassol 

Situated in one of Limassol’s most prestigious hillside neighborhoods, this exceptional 3-bedroom villa offers privacy, panoramic sea views, and refined contemporary design. Located in Agios Tychonas, just minutes from the coast, the property blends high-end architecture with functional elegance to create a truly luxurious living environment.

The upper level spans 251 m<sup>2</sup> and features expansive open-plan spaces, including a sleek modern kitchen, dining area, and lounge, all of which flow seamlessly onto a 68 m<sup>2</sup> covered veranda and the swimming pool area. This level also includes a guest room, guest WC with closet, laundr...

### Property Info

Covered Area **346**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **608**

### Additional info

Reference Number **232534**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **4**

### Amenities

- Elevator

### Location

**Location:** Agios Tychonas  
Coordinates: **34.72809621996284 / 33.12972036779089**

Region: **Limassol**

**Price: €3 200 000 + VAT**

VAT for this property is **€413,780** or **€608,000**. 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>€9 249.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€3 200 000 on Aug 30, 2024



