


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

This exceptional 4-bedroom villa offers the perfect balance of luxury, privacy, and Mediterranean elegance. Located on the hillside of Agios Tychonas, one of Limassol's most prestigious residential areas, the villa enjoys panoramic 180° views of the sea and the city below. 

Designed across three levels, the villa embodies modern Mediterranean architecture with its clean lines, open layouts, and full-height glass balustrades that extend the horizon. The main entrance opens to a bright living area with direct access to a landscaped garden, terrace, and infinity pool. The layout is perfectly designed for entertaining, with a bar area separating the main living and dining spaces, and...

### Property Info

Covered Area	<b>659</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1188</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>21743</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

**Location:** Agios Tychonas

Coordinates: **34.727003711132 / 33.137322752609**

Region: **Limassol**

## Price: €4 100 000 + VAT

VAT for this property is **€648,347** or **€779,000**. 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>€6 222.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€2 950 000 on Sep 24, 2023

€4 100 000 on Nov 5, 2025













