

## 6+ Bedroom House for Sale in Agios Tychonas, Limassol District

Elevated Living with Panoramic Views – Luxury Villa in Agios Tychonas, Limassol



This exceptional villa is situated in the prestigious area of Agios Tychonas, one of Limassol's most sought-after locations. Perched in a serene setting, it offers breathtaking views of the sea and surrounding valley, combining privacy, elegance, and a seamless connection with nature.

### Design & Architecture

Designed to the highest standards, the villa blends timeless materials with contemporary form. The exterior showcases a harmonious mix of natural stone and refined architectural lines, while large openings invite light and landscape into the home.

The villa is thoughtfully...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**366**

Covered Veranda

**69**

Furnishing

**Partially furnished**

Plot area

**600**

Floor Type

**Marble**

Pool

**Yes**

Energy Efficiency

**A**

Parking

**Covered, Yes**

Heating

**Underfloor Heating, Yes**

Air Conditioning

**All rooms, Yes**

Reference Number

**2304**

Property type

**House**

Condition

**Under Construction**

Construction Year

**2026**

Bathrooms

**4**

View

**Mountains view**

Complex

**Melrose Villas****Amenities****Location**

- Elevator

**Location:** Agios TychonasRegion: **Limassol**Coordinates: **34.7104523 / 33.1183593**

## Price: €1 688 000 + VAT

VAT for this property is **€223,868** or **€320,720**. 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>€4 612.00/m²</b>		

## Representative: MySpace

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## Price change history

€1 429 000 on Sep 23, 2023

€1 688 000 on Dec 13, 2024









