

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

6-Bedroom Villa in Agios Tychonas

This six-bedroom villa is a statement of grandeur, exclusivity, and refined design, offering unmatched space for large families or those who love to host in style.



This villa spans expansive levels, with open terraces, landscaped gardens, and a striking pool area that overlooks the Mediterranean horizon. Architectural design emphasizes both grandeur and intimacy, creating distinct zones for family life, leisure, and entertaining.

Interiors combine premium marble, natural wood, and bespoke finishes to create an atmosphere of elegance. Multiple living areas, a gourmet kitchen, and en-suite bedrooms provide both functionality and luxury. ...

Property Info

Covered Area	366
Covered Veranda	69
Furnishing	Partially furnished
Floor Type	Marble
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	600
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	2304
Property type	House
Condition	Under Construction
Construction Year	2026
Bathrooms	5+
View	Mountains view
Complex	Melrose Villas

Amenities

- Elevator

Location

Location: Agios Tychonas Region: **Limassol**
Coordinates: **34.7104523 / 33.1183593**

Price: €1 700 000 + VAT

VAT for this property is **€225,459** or **€323,000**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 645.00/m²		

Representative: MySpace

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Price change history

€1 429 000 on Sep 23, 2023

€1 688 000 on Dec 13, 2024

€1 700 000 on Jan 12, 2026





