

## 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      | <b>366</b>                     |
| Covered Veranda   | <b>69</b>                      |
| Furnishing        | <b>Partially furnished</b>     |
| Floor Type        | <b>Marble</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>600</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>2304</b>               |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>5+</b>                 |
| View              | <b>Mountains view</b>     |
| Complex           | <b>Melrose Villas</b>     |

### 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 645.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

## Price change history

€1 429 000 on Sep 23, 2023

€1 688 000 on Dec 13, 2024

€1 700 000 on Jan 12, 2026





