

## 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

Covered Area	<b>366</b>
Covered Veranda	<b>69</b>
Furnishing	<b>Partially furnished</b>
Floor Type	<b>Marble</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>

### Additional info

Reference Number	<b>235578</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>4</b>
View	<b>Mountains view</b>

**Location:** Agios Tychonas

Region: **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

€1 688 000 on Mar 4, 2025









