


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

In an exclusive residential setting on the Hill of Agios Tychonas just at the entrance of Limassol, this project welcomes you to a set of ultra-lux villas  that invite you to enjoy the best of Cyprus living. Located only a few minutes from the Limassol beachfront with its 5-star hotels, and a short drive from Limassol Marina, the mall and the casino, the two eye-catching villas offer a choice of four or five bedrooms in a generously designed multi-storey configuration.

### Features:

- Sea view and mountain view
- Exterior marble cladding
- Underfloor heating
- Electric shutters in bedroom
- Elevator
- Central air-co...

### Property Info

Covered Area	<b>571</b>
Covered Veranda	<b>135</b>
Uncovered Veranda	<b>87</b>
Total Number of Floors	<b>2</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>1124</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>2999</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>5+</b>
View	<b>Mountains view</b>

### Amenities

- Roof Garden

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.710428088287 / 33.115126505891**

Region: **Limassol**

## Price: €3 150 000 + VAT

VAT for this property is **€482,651** or **€598,500**. 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>€5 517.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€2 855 000 on Apr 8, 2025

€3 150 000 on Jan 9, 2026



