

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

Luxury Villa Near Four Seasons Beach This beautifully designed 3-storey villa is just minutes away from the Four Seasons beach. It features exclusive amenities like a sauna, steam room, indoor pool, garage, BBQ area, and a lush garden—perfect for large families or as a holiday home. Property Details: Air conditioning in all rooms Diesel heating system The basement includes a garage, separate living quarters (kitchen, bedroom, living room, and bathroom), plus a sauna and steam room. The ground floor has a kitchen, dining area, lounge with fireplace, and a bar with additional dining space. It features 6-meter-high ceilings with sea views. The top floor offers 4 bedrooms (one en-suite),...

### Property Info

Covered Area	<b>425</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **1350**

### Additional info

Reference Number	<b>A0301-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.72056 / 33.13395**

## Price: €3 200 000 + VAT

VAT for this property is **€449,882** or **€608,000**. 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>~€124 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 529.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€3 200 000 on Aug 26, 2025







