

4 Bedroom House for Sale in Agios Tychonas, Limassol District

Located in one of Limassol's most prestigious hillside areas, this villa offers panoramic sea views, privacy, and proximity to 5-star beaches and all amenities. 

The neoclassical residence is finished in elegant beige tones with premium materials: Italian marble and parquet, Versace mosaic décor, Villeroy & Boch sanitary ware, and a designer Italian kitchen with Corian countertops.

The villa features a grand entrance hall with marble columns, spacious en-suite bedrooms, high ceilings, smart home system, VRV air conditioning, underfloor heating, SPA with sauna, and a heated infinity pool with Jacuzzi. Sold fully furnished with landscaped gardens and accessories.

Property Info

Covered Area	500
Furnishing	Furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	686
Pool	Yes

Additional info

Reference Number	9084
Property type	House
Condition	Pre-Owned
View	Sea view

Amenities

Location

Location: Agios Tychonas

Coordinates: **34.713872045729 / 33.119434108859**

Region: **Limassol**

Price: €3 300 000 + VAT

VAT for this property is **€488,400** or **€627,000**. 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	~€128 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€6 600.00/m²		

Representative: RealDeal Estates

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

Price change history

€3 300 000 on Sep 24, 2025





