

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

Situated in the prestigious neighborhood of Ayios Tychonas area in Limassol, this amazing villa offers unparalleled privacy and stunning views of the sea. 

The villa showcases a bespoke modern design characterized by clean lines, open layouts, and abundant natural light and air. Key features include breathtaking sea views, three levels with three bedrooms plus one master bedroom, a swimming pool, a gym, a Jacuzzi and sauna, an elevator, and the use of alternative energy sources.

The upper level of the mansion includes a versatile space featuring a laundry room, guest room, parking area, guest toilet, lift, kitchen, dining, and living room areas. Each space provides access to co...

### Property Info

Covered Area	<b>608</b>
Covered Veranda	<b>184</b>
Uncovered Veranda	<b>16</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **853**  
Pool **Yes**

### Additional info

Reference Number **9869**  
Property type **House**  
Bathrooms **5+**

### Amenities

- Elevator

### Location

**Location:** Agios Tychonas      **Region:** **Limassol**  
**Coordinates:** **34.7281227 / 33.1297311**

## Price: €3 200 000 + VAT

VAT for this property is **€497,474** 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 Price per SQM	<b>~€124 600.00</b> <b>€5 263.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€3 200 000 on Oct 8, 2025





