

## 6+ Bedroom House for Sale in Agios Tychonas, Limassol District

Nestled at the highest point of the tallest hill in Agios Tychonas, a prestigious Limassol suburb, this villa offers breathtaking views of the city below and the sea. This prime location ensures complete tranquility and protection from highway noise while providing easy access to urban amenities, Blue Flag beaches, 5-star hotels, and entertainment venues. The L-shaped villa is designed to take full advantage of these stunning vistas while remaining shielded from excessive sun and wind exposure. Floor-to-ceiling low E value glass panes provide panoramic views from almost every angle, including the car parking area, leaving no “back” rooms. Its contemporary and original design m...

### Property Info

Covered Area	<b>737</b>
Uncovered Veranda	<b>104</b>
Furnishing	<b>Partially furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>824</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>10371</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2023</b>
Bathrooms	<b>5+</b>

### Amenities

- Fireplace

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.727907 / 33.127529**

## Price: €4 500 000 + VAT

VAT for this property is **€726,777** or **€855,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 106.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€4 500 000 on Oct 8, 2025













