

4 Bedroom House for Sale in Agios Tychonas, Limassol District

Luxurious Villa for Sale – Modern Design with Rooftop Garden and Pool

Property Overview:

- Villa Name: Villa 3
- Plot Area: 281 sqm
- Internal Area: 151.9 sqm
- Garden Area: 187.7 sqm

Key Features:

- Bedrooms: 4 (including a separate room/office)
- Bathrooms: 4
- Parking: 16.5 sqm covered parking

Layout Highlights:

Ground Floor:

- Spacious living and dining area
- Fully equipped modern kitchen
- Covered veranda (32.8 sqm)
- Private swimming pool with landscaped garden

First Floor:

- Master bedrooms with en-suite shower.
- Family sitting area

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Property Info	Plot / Area Info	Additional info
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Covered Area

152

Furnishing

Unfurnished

Energy Efficiency

N/A

Air Conditioning

All rooms, Yes

Plot area

281

Pool

Yes

Parking

Covered, Yes

Reference Number

10313

Property type

House

Condition

Under Construction

Bathrooms

4**Amenities**

- Balcony

Location**Location:** Agios Tychonas Region: **Limassol**

Price: €750 000 + VAT

VAT for this property is **€38,882** or **€142,500**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 934.00/m²		

Representative: 4BuyandSell

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License number	506	Legal name	N/A
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Price change history

€750 000 on Oct 29, 2025



MASS PLAN





VILLA 3

281 SQM Plot Area
4 (3+1) Bedrooms
4 Bathrooms
151.9 SQM Internal Area
32.8 SQM Covered Veranda
3.7 SQM Uncovered Veranda
187.7 SQM Garden
33.7 SQM Uncovered Roof Terrace
16.5 SQM Covered Parking

GROUND FLOOR



FIRST FLOOR



ROOF GARDEN

