

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

■ Sale Price: €2.500,000 Million

■ Ayios Tychonas, Limassol

■ Available Now

■ ULTRA MODERN LUXURY VILLA

■ Spectacular Contemporary Villa | 4 En-Suite Bedrooms | Roof Terrace | 5-Car Parking

Welcome to a truly exceptional residence in the prestigious area of Ayios Tychonas. This ultra-modern villa offers cutting-edge architecture, superior finishes, and seamless indoor-outdoor living across a generous private plot.

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### PROPERTY FEATURES

- Plot Area: 845 m<sup>2</sup>
- Internal Area: 254 m<sup>2</sup>
- Total Covered Area: 404 m<sup>2</sup>
- Roof Terrace: 75 m<sup>2</sup> with panoramic sea & mountain views
- 4 Bedrooms ?...

### Property Info

		Plot / Area Info		Additional info	
Covered Area	<b>254</b>			Reference Number	<b>13575</b>
Furnishing	<b>Furnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Parking	<b>No</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Ayios Tychonas Region: Limassol

## Price: €2 500 000 + VAT

VAT for this property is **€268,307** or **€475,000**. 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>None</b> <b>€9 843.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: 4BuyandSell

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## Price change history

€2 500 000 on Oct 29, 2025







