


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

An exceptional hilltop villa in the prestigious Agios Tychonas area of Limassol, offering a rare combination of privacy, security and elevated Mediterranean lifestyle. The residence sits within a gated cul-de-sac, with 387 sqm of refined interiors on a 1,265 sqm plot, and is positioned to capture uninterrupted sea views. 

The layout includes seven main bedrooms plus an additional eighth room, five bathrooms, bright open living spaces, and a walk-in closet. The kitchen is fitted with Italian Berloni cabinetry, and the interior connects seamlessly to renovated verandas equipped with an outdoor cinema, integrated sound system, barbecue area and a private swimming pool.

The prope...

Property Info

Covered Area **387**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **1265**
Pool **Yes**

Additional info

Reference Number **245111**
Property type **House**
Condition **Pre-Owned**
Bathrooms **5+**

Amenities

Location

Location: Agios Tychonas Region: **Limassol**
Coordinates: **34.7252435 / 33.1382761**

Price: €2 988 000 + VAT

VAT for this property is **€405,580** or **€567,720**. 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	~€116 120.00	Common expenses	None
		Price per SQM	€7 721.00/m²		

Representative: MySpace

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Price change history

€2 988 000 on May 21, 2026



