



Reference 13042

Luxury 6 Bed Villa with swimming pool in Agios Tychonas, **€3,350,000 +VAT**  
Limassol

Agios Tychonas, Limassol

6 Bedrooms | 6 Bathrooms | 775 m<sup>2</sup> Covered

## Description

- 6 bedrooms
- 6 W/C
- Internal Area 775m<sup>2</sup>
- Basement 350m<sup>2</sup>
- Roof Garden 265m<sup>2</sup>
- Plot Area 880m<sup>2</sup>
- Swimming Pool
- A/C
- Underfloor Heating
- 6-8 Parking Spaces
- Lift
- Gym/Sauna/Jacuzzi
- Alarm System
- CCTV
- Emergency/panic room
- Photovoltaic Panels
- Easy access to the beach and the city centre

Plot	880 m <sup>2</sup>
Roof garden	265 m <sup>2</sup>
Parking spaces	8
Energy efficiency rating	A
Year of construction	2027
Status	Off plan



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Covered
  - ✓ Pool · Private
  - ✓ Elevator
  - ✓ Gym
  - ✓ Sauna
  - ✓ Maid's room
  - ✓ Solar water heater
  - ✓ Solar photovoltaic panels
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## Features

- ✓ Guest WC
  - ✓ Veranda
  - ✓ CCTV
  - ✓ En suite bathroom
  - ✓ Luxury specifications
  - ✓ Panoramic view
  - ✓ Sea view
  - ✓ Near amenities
  - ✓ Jacuzzi
  - ✓ Laundry room
  - ✓ Alarm system
  - ✓ Open plan
  - ✓ Mountain view
  - ✓ Garden
  - ✓ Internal stairs
  - ✓ Bright
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ Easy access to main roads
  - ✓ Smart home automation (provision)
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## Gallery











# Floor plans

