#32363

Four Bedroom Detached House in Agios Tychonas, Limassol

Agios Tychon, Limassol

€3,300,000 +VAT












SYNERGY
ESTATE AGENTS

Overview

Specifications

Bedrooms	Bathrooms	Covered
4	5	424 m²

Type	**Detached House**	Garden	**350 m²**
Toilets	**6**	Covered parking	**41 m²**
Plot	**853 m²**	Status	**Off plan**
Covered veranda	**185 m²**	Energy efficiency rating	**A**
Uncovered veranda	**17 m²**		

Description

Four Bedroom Detached House located on an elevated hillside plot in Agios Tychonas, Limassol, in a quiet residential area with sea and mountain views, approximately five minutes from the Limassol coastline, the nearest beach and five-star hotels.

The house is arranged over three levels connected by a staircase and an internal lift. The entrance level comprises a main entrance hall, an open-plan living and dining area, a kitchen with an island and breakfast area, a laundry/utility room, a guest WC and a guest bedroom with en-suite shower room. The middle level features three bedrooms, each with en-suite facilities, including a master bedroom with a wardrobe area, and a covered veranda with outdoor sitting and dining areas. The lower level offers a TV/lounge area, a gym, a changing room with bathroom, a storage room and provisions for a sauna, steam room and jacuzzi.

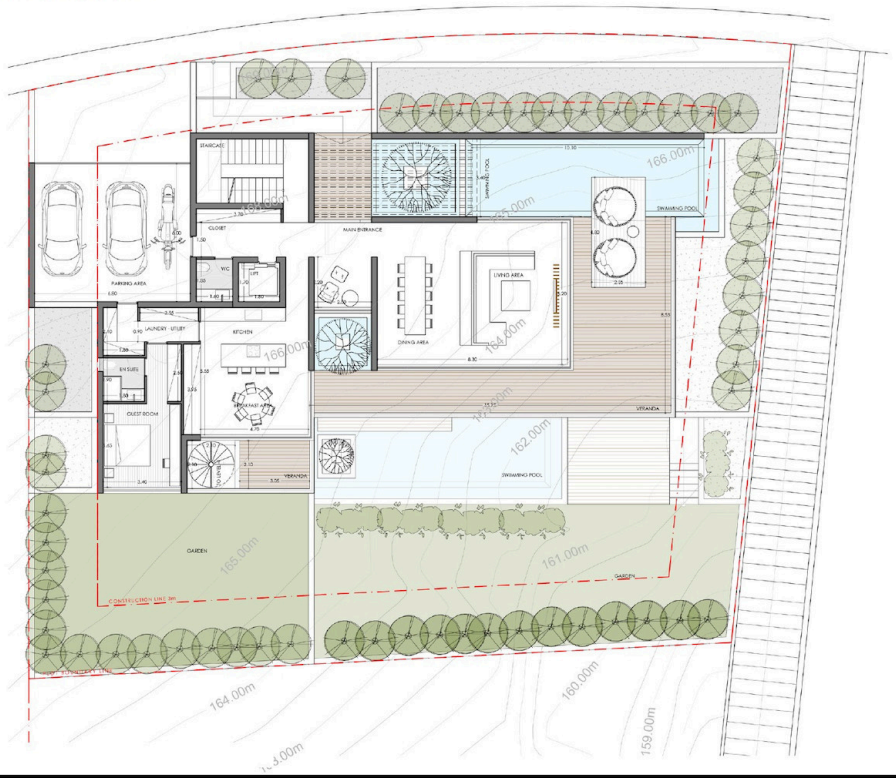
Externally, the property features an infinity-edge swimming pool, a water-feature pool, covered and uncovered verandas, gardens, and covered parking for two cars with an electric gate and EV charging provision.

Specifications include VRV air conditioning, underfloor heating via heat pump, photovoltaic panels, KNX home automation, CCTV and alarm system, double-glazed aluminium lift-and-slide doors, 120 x 120 cm porcelain tiles in the living areas, engineered wood flooring in the bedrooms, and fitted wardrobes and kitchen cabinets. The house is designed to Class A energy performance, and the interior can be customised to the buyer's requirements.

Delivery: within 20 months of signing.

Floor plans

AYIOS TYCHONAS VILLA / **GROUND FLOOR PLAN**


STAIRCASE
SWIMMING POOL
166.00m
MAIN ENTRANCE
CLOSET
WC
LIFT
PARKING AREA
LIVING AREA
KITCHEN
LAUNDRY - UTILITY
DINING AREA
165.00m
164.00m
BATHROOM
BATHROOM
BATHROOM

Additional information

Facilities

Elevator
Gym
Heating, Underfloor
Parking, Covered
Pool, Private, infinity
Solar photovoltaic panels
Solar water heater
Storage

Features

Alarm system
CCTV
Ceramic tiles
Combined kitchen and dining area
Double glazing
Electric car charger (provision)
Elevated
Entrance gate, automated
Fitted wardrobes
Floor-to-ceiling windows
Garden
Kitchen island
Laundry room
Mountain view
Near amenities
Open plan
Parquet flooring
Pipe-in-pipe plumbing system
Pressurized water system
Quiet area
Sea view
Smart home automation
Solitary
Spacious rooms
Thermal insulation
Veranda

Contact us

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