

5 Bedroom Villa in Agios Tychon, Limassol

Georgiou Griva Digeni, Agios Tychonas, Lemesos 4521, Cyprus

For Sale : **€ 26,670,000**

Description
Welcome to the project — an architectural masterpiece set on a 1,233 m² private plot within Limassol's most exclusive deluxe complex, in the heart of Agios Tychonas on the historic site of the former Elias Hotel.

Spanning four magnificent levels (basement, ground floor, 1st floor and roof garden) with a total sellable area of 1,039 m² (1,213 m² gross), villa 1 is a fortress of comfort. The architecture blends raw natural stone with warm wood accents and floor-to-ceiling glass, dissolving the lines between the opulent interiors and the Mediterranean landscape.

Layout & features:
- 5 bedrooms · 9 bathrooms · 3 private parking spaces
- 770 m² private interior (gross)
- 269 m² of covered verandas
- 174 m² of uncovered outdoor space
- Private swimming pool and landscaped gardens
- Direct adjacency to the designated Beach Protection Area

Signature finishes:
- Hand-laid natural stone and architectural timber louvers
- High-efficiency VRV air conditioning throughout
- Integrated underfloor heating for year-round comfort
- Advanced thermal insulation and sustainable construction
- Floor-to-ceiling thermal glazing maximizing natural light
- High ceilings with rich wood cladding and recessed lighting
- Premium large-format tiling connecting interiors to the outdoor pool deck

Residents of the complex enjoy hotel-level amenities: indoor climate-controlled pool, outdoor pool with sun deck and landscaped gardens, high-tech gym, Pilates & yoga studio, spa and sauna, two grand lobbies with concierge reception, designer-furnished internal & external lounges, gourmet restaurant & café, and a business lounge / co-working space — all just an elevator ride away.

Location: the property commands a position of rare distinction bordering a designated Beach Protection Area ensuring a serene connection to the coast. The tourist area with 5★ hotels is at the doorstep, Limassol Marina is 10 min, Lady's Mile beach 20 min, business centre 15 min, Larnaca airport 40 min, Paphos airport 45 min.

Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **Villa 1**

Main Features

Property Subtype: **Mansion/Villa**
Bathrooms: **9**

Construction Stage: **Off-plan**
Covered Parking: **3**

Bedrooms: **5**

Area

Internal Area: **770m²**
Plot Area: **1,233m²**

Covered Verandas: **269m²**
Total Area: **1,213m²**

Uncovered Verandas: **174m²**

Further Details

Private Swimming Pool, Beach Front

Gallery















