

Plot of Land in Agios Tychon, Limassol

Afroditis 9, Agios Tychonas 4521, Cyprus

For Sale : **€ 780,000**

Description
A rare residential building plot of 3,153 sq.m. in Agios Tychon, one of Limassol's most desirable addresses on the eastern coastal belt. After the road deduction the net developable area is approximately 2,740 sq.m.

With a 30% building density, the plot allows for a generous development footprint - ideal for a private villa estate, a small collection of luxury homes, or a boutique residential scheme. The elevated, sought-after setting places you minutes from the Amathus coastline, beaches, marinas, international schools and the Limassol tourist strip, while retaining the calm, green character of the village.

The plot is served by an asphalt road, with all utility services already connected to it. Title deeds are ready and available for immediate transfer.

Price: EUR 780,000 - no VAT and no transfer fees applicable, as the sale can be structured as a transfer of shares in a clean company. An unusually clean acquisition for both end-users and developers.

Highlights:
- 3,153 sq.m. plot (approx. 2,740 sq.m. net after road deduction)
- 30% building density
- Residential zone
- Asphalt road and all utilities attached to the plot
- Title deeds ready for immediate transfer
- No VAT, no transfer fees - sale available via share transfer
- Prime Agios Tychon location, close to the sea, schools and amenities

Plots of this size in Agios Tychon rarely reach the open market. Ideal for a landmark private residence or a high-return residential development.

[Record updated 2026-09-17]
Plot area corrected from 3,200 to 3,153 sq.m. gross with 2,740 sq.m. net after road deduction; zone, density, title deeds, utilities and the share-sale structure added; map pin set to the coordinates supplied by the seller. Note: ref 231447 is a separate Winstonfield plot in Agios Tychon also recorded at 3,153 sq.m. but priced EUR 1,400,000 plus VAT - the two should not be confused.

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**

Area

Plot Area: **3,153m²**
Total Area: **3,200m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**

Gallery



