

5 Bedroom Contemporary Villa in Agios Tychonas, Limassol

Georgiou Griva Digeni, Agios Tychonas, Lemesos 4521, Cyprus

For Sale : **€ 10,000,000**

Description
A unique contemporary villa in Agios Tychonas, Limassol — a European Property Awards 2026-2027 winner and a truly exceptional private residence, created as a distinctive architectural statement unlike any other property currently on the Cyprus market.

Set on an 890 sq.m. plot with 771 sq.m. of covered areas, the residence combines bold contemporary architecture, generous proportions, complete privacy and uninterrupted sea and mountain views.

Property highlights:
- 5 bedrooms and 7 bathrooms
- Private swimming pool
- Spacious indoor and outdoor living areas
- Large covered verandas and landscaped garden
- Fully furnished with premium branded appliances and equipment
- Underfloor heating
- VRV air-conditioning system
- Smart-home system
- 10 kW solar panel system
- 2 covered parking spaces
- Completed in 2022 with title deed; Energy Efficiency rating A

Built to an exceptionally high standard with carefully selected materials, advanced technology and meticulous attention to detail, the residence is maintained in pristine condition and retains the feel and quality of a new home. Its architecture, scale, privacy, views and level of construction make it a truly rare residence in Cyprus.

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Resale**
Construction Year: **2022**
Bedrooms: **5**
Bathrooms: **7**
Furnished: **Fully Furnished**
Covered Parking: **1**

Area

Covered Area: **771m²**
Plot Area: **890m²**

Energy & Heating

Cooling Type: **Central Cooling**
Energy Efficiency Grade: **A**

Gallery

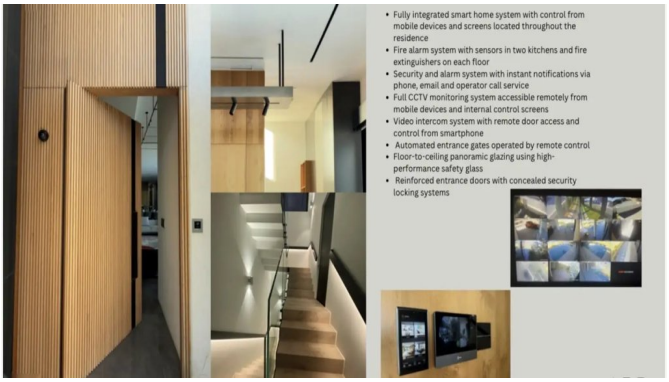



"Where contemporary architecture meets
Mediterranean living"

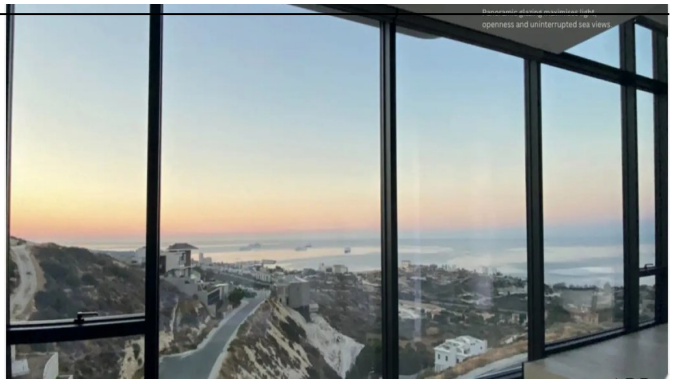







• Fully integrated smart home system with control from mobile devices and screens located throughout the residence
• Fire alarm system with sensors in two kitchens and fire extinguishers on each floor
• Security and alarm system with instant notifications via phone, email and operator call service
• Full CCTV monitoring system accessible remotely from mobile devices and internal control screens
• Video intercom system with remote door access and control from smartphone
• Automated entrance gates operated by remote control
• Floor-to-ceiling panoramic glazing using high-performance safety glass
• Reinforced entrance doors with concealed security locking systems


• 10kW solar panel system – maximum capacity permitted by local regulations
• Large panoramic glazing providing natural daylight and reducing daytime energy consumption
• Deep overhangs and cantilevered volumes creating natural shading and minimising heat gain
• Energy-efficient air conditioning systems
• Smart climate control system
• Underfloor heating system
• Natural ventilation through open-plan spatial design
• LED lighting integrated throughout the residence
• Thermal insulation and high-performance glazing to improve overall energy efficiency


openness and uninterrupted sea views


1 EXTERIOR MATERIALS & FINISHES
The exterior appearance of the residence was defined by curved Alucobond cladding panels combined with exposed concrete elements and panoramic glazing.
The sculptural upper volume was designed as a seamless monolithic form with concealed joints and smooth surface transitions.
Natural wood decking was used across the terraces to soften the architectural composition and create warm outdoor living areas connected to the surrounding landscape.


2 GROUND FLOOR / SOCIAL LIVING
The ground floor was designed as an open social living space.
An open veranda extends the main living area outdoors and includes a lounge area, fireplace, barbecue and contemporary outdoor furniture designed for relaxation and entertaining.
Inside, the living room connects directly with the kitchen and dining area beneath impressive 6 - metre double-height ceilings, creating a bright and open atmosphere throughout the space.
The lighting design was integrated into the ceiling structure to highlight the clean architectural lines of the interior.
A custom-designed kitchen became one of the main features of the space, with the island and suspended extractor inspired by the soft curves of the exterior façade, creating continuity between the


The basement level was designed as a dedicated leisure and wellness floor with direct access to the swimming pool and garden.
The space includes a large lounge area with a TV, sofas and poufs created for relaxed summer living connected to the outdoor pool terrace. A gym and sauna were positioned to maximise natural light and surrounding views, with the sauna enclosed in glass to maintain openness and visual connection with the pool area.
Large sliding openings create a seamless indoor-outdoor experience between the wellness spaces, pool and landscaped garden.
The service areas – including the laundry room, maid's room with separate kitchen and entrance, and server room – are located on the right side of the floorplan, remaining separate from the main recreational spaces.
Lounge Area
Sauna
Wellness Gym


The first floor accommodates the private living quarters, positioned within the sculptural upper volume cantilevered above the main residence. Large panoramic openings maximise natural light, privacy and uninterrupted views, while the interiors continue the clean architectural language of the house."