

# 4 Bedroom in Agios Tychon Tourist Area, Limassol

For Sale : **€ 3,300,000**

**Description**
This exceptional luxury villa is located in the prestigious Agios Tychonas (Roussos Villas) area of Limassol, one of the city's most exclusive hillside neighbourhoods. The location is highly sought-after for its panoramic sea views, low-density development, and close proximity to the finest 4–5 star hotel beaches, just 800 meters away.

The villa is set within a high-end residential environment of premium homes occupied by high-net-worth residents, offering privacy, exclusivity, and a refined coastal lifestyle. Designed in an elegant neoclassical style, the property is fully furnished and comes complete with accessories and a professionally landscaped garden. The interior features calm beige tones and luxury materials throughout, creating a sophisticated and timeless atmosphere. High-end finishes include Italian travertine marble flooring, Versace mosaic details, an Italian kitchen with glass finishes, Corian DuPont countertops, Villeroy & Boch sanitary ware, and a grand entrance with decorative columns, floor lighting, and Emperador marble accents.

The villa offers a spacious and functional layout, including four large en-suite bedrooms, a generous living hall, a separate fully equipped kitchen, a laundry room, and a sauna with bathroom. Large verandas provide additional outdoor living space.

The outdoor area is designed for both relaxation and entertainment, featuring a built-in heated overflow infinity swimming pool with Jacuzzi, surrounded by mature landscaped gardens.

Property Details:
4 en-suite bedrooms
Covered area: 500 m²
Plot size: 686 m²
High ceilings and tall doors
Fully furnished with branded interior materials
Separate fully equipped kitchen
Laundry room
Sauna and spa area
Large veranda
Storage room
Title deed available
Move-in ready

Features:
Heated overflow infinity pool with Jacuzzi
Underfloor heating
VRV air-conditioning system
Smart home system with central control of lighting and shutters
Fully landscaped garden

A rare opportunity to acquire a premium luxury villa in one of Limassol's most exclusive residential areas, combining privacy, elegance, and modern smart living.

## Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **Roussos villas**

## Main Features

Property Subtype: **Detached House**
Bathrooms: **4**
Covered Parking: **2**

Construction Stage: **Resale**
WC Bathrooms: **1**

Bedrooms: **4**
Kitchen Type: **Open Plan**

## Area

Covered Area: **500m²** Plot Area: **686m²** Total Area: **500m²**

## Energy & Heating

Energy Efficiency Grade: **A**

## Further Details

Alarm, Private Swimming Pool, Air Condition, Sea View

# Gallery



















