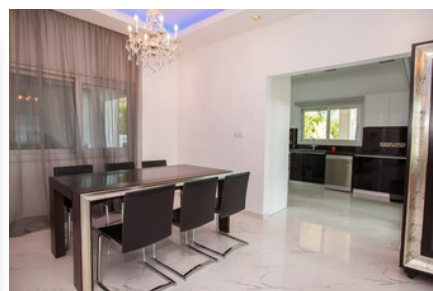
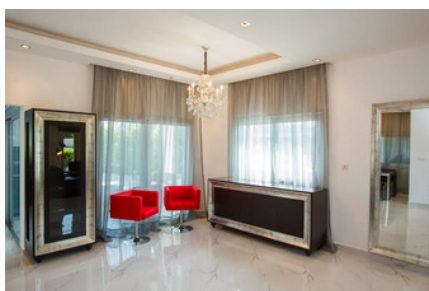
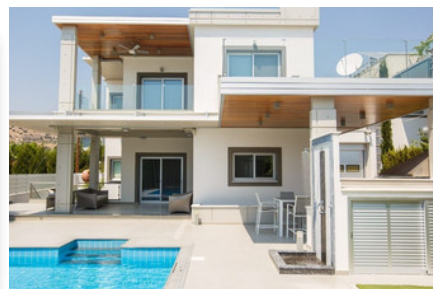


MODERN VILLA IN AGIOS TYCHON - 4 BEDROOM

#2712

€1,850,000



 Bedrooms: 4

 Bathrooms: 3

 Covered: 275m²

 Plot: 590m²

 Pool: Private, Heated

 Parking: Garage



Grigori Afxentiou 8A,
4005, Mesa Geitonia
Limassol

sales@quastilo.com
+357 95 727 000
quastilo.com



P R O P E R T Y F O R S A L E

MODERN VILLA IN AGIOS TYCHON - 4 BEDROOM

OVERVIEW

 Limassol, Agios Tychon  Villa  # 2712

DESCRIPTION

This elegant villa is located in the prestigious residential area of Agios Tychon, just 1klm from the sea and within close proximity to all essential amenities and infrastructure. Designed for comfort and convenience, the property offers a harmonious blend of luxury, privacy, and functionality.

Key Property Details:

- Plot Size: 590 m²
- Internal Area: 275 m²
- Layout: Three floors plus roof garden
- Bedrooms: 4 + separate maid's room / guest studio
- Status: Fully furnished and equipped

Features & Specifications:

- 3 bathrooms + 1 guest WC, laundry room, and independent maid's/guest quarters
- Covered garage for 2 vehicles plus space for motorcycles
- Mature landscaped garden with covered BBQ area
- VRV air conditioning system (roof-mounted units)
- Underfloor heating on all levels, powered by air heat pump and diesel heater, with Siemens control unit
- Alarm system, CCTV surveillance, and SMART home electrical provisions
- Heated swimming pool (saltwater-ready) with electric safety cover and integrated Jacuzzi/hot tub.

Additional feature: a newly designed basement floor configured as a Premium Office Suite with independent access and advanced infrastructure.

***Premium Basement Office Suite – Highlights:

- Approx. 100 sq. meters of intelligently designed space
- Private ground-level entrance for discreet access
- Compact kitchen, guest WC, and shower facilities
- Dual 1 Gbps fiber optic internet lines
- CCTV surveillance and RISCO alarm system with remote access
- Underfloor heating, suspended ceilings with LED lighting, and natural ventilation
- Fully climate-controlled open-plan layout with flexible zoning

This setup is ideal for executive offices, creative studios, or boutique commercial operations seeking privacy and operational independence.



Grigori AFxentiu 8A,
4005, Mesa Geitonia
Limassol

sales@quastilo.com
+357 95 727 000
quastilo.com



P R O P E R T Y F O R S A L E

This villa is ideal for permanent residence or as a high-end holiday home, offering a refined lifestyle in one of Limassol's most sought-after coastal neighborhoods.
For more information or to arrange a viewing, contact Quastilo today.



Grigori Afxentiou 8A,
4005, Mesa Geitonia
Limassol

sales@quastilo.com
+357 95 727 000
quastilo.com



P R O P E R T Y F O R S A L E



Grigori Afxentiou 8A,
4005, Mesa Geitonia
Limassol

sales@quastilo.com
+357 95 727 000
quastilo.com



P R O P E R T Y F O R S A L E