

Luxury Villa hillside plot in the prestigious area in Ayios Tychonas

Ayios Tychonas, Limassol



Price: 3,300,000 €

Specific details

Ads number	6710
Property status	Development
Bedrooms	5
Bathrooms	5
Covered (m²)	424 m²
Plot	853 m²
Key Features	Air Conditioners, Pool, Heating, Garage



Description

A unique, fully detached luxury villa set on an 853 m² hillside plot in the prestigious area of Ayios Tychonas, Limassol, above the Amathus coastline. Designed to follow the natural contours of the hillside, the villa extends across three levels – basement, ground floor and first floor – and enjoys unobstructed panoramic views of the Mediterranean Sea and surrounding mountains. With 424 m² of living space, the residence offers 4 bedrooms and 5.5 bathrooms, complemented by extensive private amenities including an infinity-edge swimming pool, private spa and gym. The interior can be fully customised, allowing the owner to personalise the layout, materials and finishes according to individual requirements. Key Features 4 bedrooms 5.5 bathrooms 424 m² internal area 853 m² hillside plot Fully detached villa Three levels Unobstructed sea and mountain views Infinity-edge swimming pool and water feature Private spa and gym Provisions for sauna, steam bath and jacuzzi KONE lift serving all floors Covered parking Electric gate EV charging provision Premium Specifications KNX smart home automation VRV air-conditioning system Underfloor heating with heat pump Photovoltaic panels Energy Efficiency Class A CCTV and burglar alarm system 120 × 120 cm ceramic tiles Engineered wood parquet flooring Lift-and-slide double-glazed aluminium doors Laufen and/or Grohe sanitary ware High-quality fitted kitchen and wardrobes Location Located in Ayios Tychonas, one of Limassol's most prestigious residential areas, Residence is positioned above the Amathus coast and benefits from an elevated setting with exceptional sea views. The combination of a private hillside plot, contemporary architecture, extensive wellness facilities and full interior customisation makes Polaris a distinctive luxury residence in Limassol. + VAT