

#2359

# 5-Bedroom Villa, Agios Athanasios, Limassol

📍 Agios Athanasios, Limassol

€1,300,000





**Life Realty®**



# Overview

## Specifications

Bedrooms

 5

Bathrooms

 4

Covered

 300 m<sup>2</sup>

Type	<b>Detached House</b>	Year of construction	<b>2008</b>
Plot	<b>800 m<sup>2</sup></b>	Title deed	<b>Yes</b>
Covered veranda	<b>73 m<sup>2</sup></b>	Furnished	<b>Fully furnished</b>
Uncovered veranda	<b>50 m<sup>2</sup></b>	Energy efficiency rating	 <b>A</b>
Status	<b>Resale</b>		

## Description

Presenting a luxurious 5-bedroom villa in Agios Athanasios, Limassol, offering panoramic sea views.

Located just 5 minutes from the coastline and city center, this exceptional property sits on a quiet residential street with quick access to the highway, schools, and amenities, including the well-known Foley's School.

The villa features a spacious ground floor with an elegant entrance lobby, a bright living and TV room with a fireplace, a dining area, and a large, fully equipped kitchen with brand-new electrical appliances. This level also includes a guest bedroom with en-suite and a guest WC.

Upstairs, the first floor includes a luxurious master bedroom with a walk-in wardrobe, large en-suite bathroom, and spacious veranda, along with two additional large bedrooms and a family bathroom.

The basement level includes two covered parking spaces with electric gates, a guest bedroom with en-suite, laundry room, sauna, and a multi-functional space suitable for a gym or playroom.

Specifications:

Plot Area: 798m<sup>2</sup>

Covered Area: 300m<sup>2</sup>

Covered Verandas: 95m<sup>2</sup>

Uncovered Balconies: 75m<sup>2</sup>

Price: €1.300.000 ( No VAT )

Contact us for a private viewing.



# Additional information

## Facilities

Aircondition, Split system	Heating, Underfloor	Parking, Covered
Pool, Private	Sauna	Storage

## Features

Alarm system	Barbeque	Bright
City view	Double glazing	Easy access to highway
Easy access to main roads	En suite bathroom	En suite shower
Energy efficient doors/windows	Garden	Ground floor bedroom
Guest WC	Guestroom	High ceilings
Kitchen appliances	Laundry room	Lobby
Luxury specifications	Near amenities	Next to green area
Office	Open plan	Panoramic view
Play room	Quiet area	Sea view
Shower	Spacious rooms	Veranda

