

#2555

# 3-Bedroom Villa, Agios Athanasios, Limassol

📍 Agios Athanasios, Limassol

€835,000 +VAT









# Overview

## Specifications

Bedrooms

 3


Bathrooms

 3

Covered

 144 m<sup>2</sup>

Type	Detached House
Plot	217 m <sup>2</sup>
Covered veranda	12 m <sup>2</sup>
Uncovered veranda	35 m <sup>2</sup>
Roof garden	47 m <sup>2</sup>

Garden	64 m <sup>2</sup>
Status	Under construction
Year of construction	2027
Energy efficiency rating	 A

## Description

Introducing this exceptional 3-bedroom detached house, located in the prestigious Agios Athanasios area of Limassol. Just 15 minutes from the city centre and 5 minutes from the highway, this property offers the perfect blend of modern living and prime investment potential.

Featuring elegant finishes throughout, the home exudes sophistication and comfort, creating a serene and luxurious lifestyle. The ground floor features a spacious, open-plan living and dining area that seamlessly connects to a modern kitchen, along with a guest bathroom.

The upper level offers three bedrooms, including one with an en suite bathroom, as well as a separate family bathroom. The property also boasts a beautiful roof garden with unobstructed views and is part of an exclusive residential complex offering premium facilities.

Specifications:

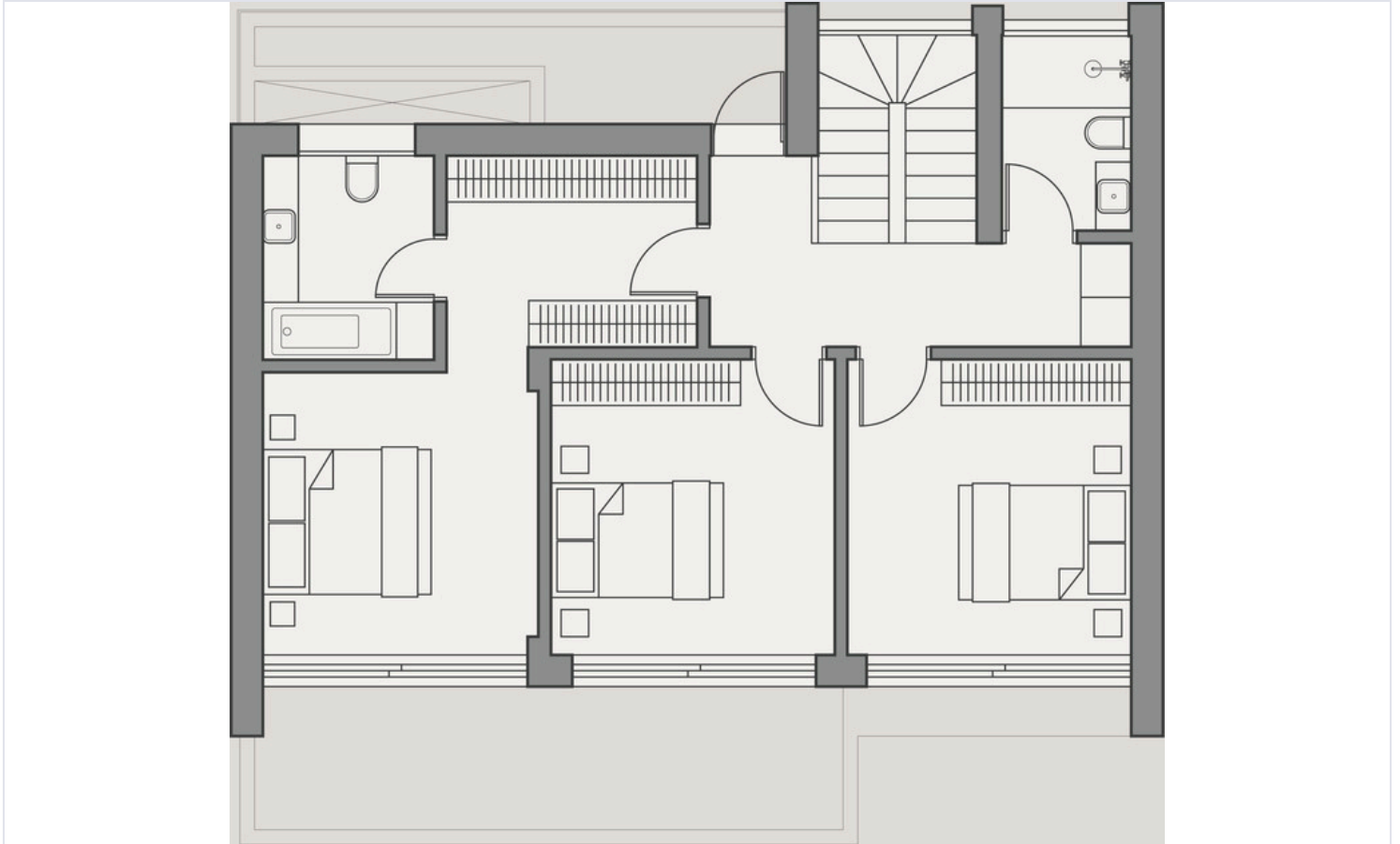
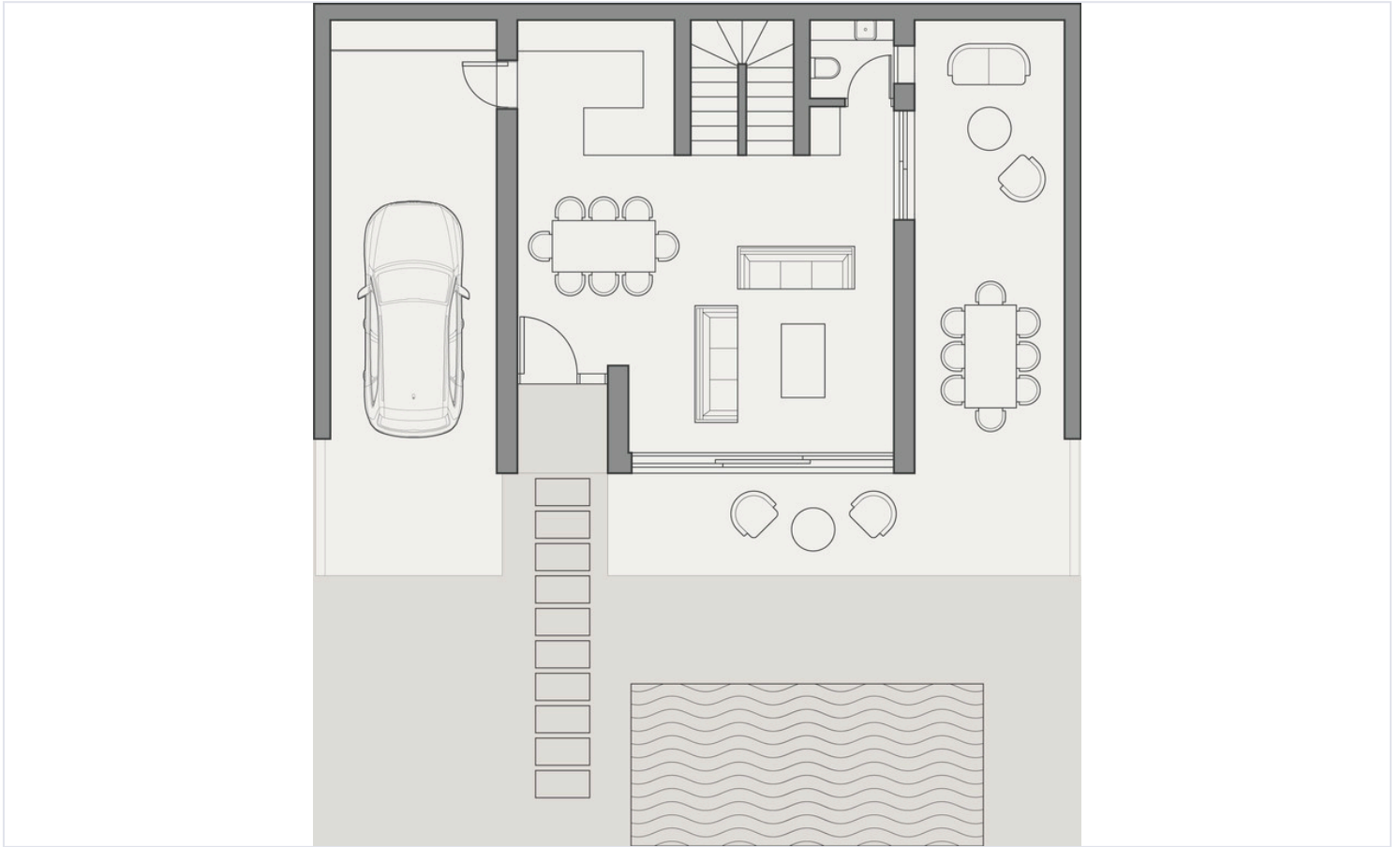
- Covered Area: 144m2
- Covered Veranda: 12m2
- Uncovered Veranda: 35m2
- Roof Garden: 47m2
- Garden: 64m2
- Plot Area: 217m2

Price: €835.000+VAT

Contact us for a viewing.



# Floor plans



# Additional information

## Facilities

Aircondition, Split system

Gated complex

Landscaped garden

Solar photovoltaic panels

Clubhouse

Gym

Parking, Covered

Storage

Elevator

Heating, Underfloor

Pool, Private

## Features

Alarm system

Door screen

Easy access to main roads

En suite bathroom

Internal stairs

Modern design

Panoramic view

Sea view

Veranda

Bright

Double glazing

Electric car charger (provision)

Guest WC

Investment opportunity

Near amenities

Quiet area

Smart home automation

City view

Easy access to highway

Elevated

High ceilings

Luxury specifications

Open plan

Roof garden

Spacious rooms

