

#11719

# Modern villa in Agios Athanasios, Limassol (11719)

• Agios Athanasios, Limassol

€4,500,000























### **Overview**

### **Specifications**

<b>=</b> 5	<b>№</b> 5	[] 590 m <sup>2</sup>
Bedrooms	Bathrooms	Covered

Туре	Detached Villa	Status	Resale
Toilets	5	Year of construction	2023
Plot	650 m <sup>2</sup>	Title deed	Yes
Covered veranda	<b>75</b> m <sup>2</sup>	Furnished	Fully furnished
Roof garden	107 m <sup>2</sup>	Structure	Concrete
Garden	360 m <sup>2</sup>	Facade	Concrete
Covered parking	58 m <sup>2</sup>	Energy efficiency rating	<b>⊘</b> A+

### **Description**

Modern villa in Agios Athanasios, Limassol (11719)

- 5BD (3 of them are en-suites, one big master with walk-in wardrobe, maids ensuite with separate entrance)
- 4 floors
- Roof Garden
- Indoor + outdoor swimming pools salted water (heated) + indoor Jacuzzi for 10 persons + sauna
- Gym
- Laundry room
- Cinema room with 4k projector + advanced audio systems
- Server room
- 35 sqm kids room/guest room
- 3 fully covered parking
- Fully automation (Smart house) Crestron brand full control of lightings , curtains and blackouts blinds control , 4k video distribution all house , built in speakers in all areas(bed rooms , living room , indoor pool area , gym , garden , roof garden and so on) , control of underfloor heating systems and a/c from the smart house, touch Screens controllers all around the house
- All house floor level are with underfloor heating water-based
- All house is with VRV A/C concealed units
- Fully designed false ceilings everywhere in all the spaces of the house
- WIFI Access points everywhere in the house





## **Additional information**

### **Facilities**

Aircondition, Central system

Heating, Underfloor

Sauna

Elevator

Indoor pool, Private, salt water

Solar photovoltaic panels

Gym

Parking, Garage, double

Storage

Balcony, front

### **Features**

Alarm system

Barbeque

Garden

Pressurized water system

Sea view

Balcony

Bath CCTV

Home cinema Jacuzzi

Quiet area Roof garden

### **Contact us**



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