

#11741

# 3+1 BEDROOM HOUSE IN AGIOS ATHANASIOS AREA LIMASSOL (11741)

📍 Agios Athanasios, Limassol

€1,400,000 +VAT










# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 3		 296 m <sup>2</sup>	
Type		Detached Villa			
Toilets		4			
Plot		840 m <sup>2</sup>			
Covered veranda		46 m <sup>2</sup>			
Garden		465 m <sup>2</sup>			
Covered parking		26 m <sup>2</sup>			
Status		Key ready			
Year of construction		2025			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A+			

## Description

A brand-new sea view development located in a quiet residential area of Ayios Athanasios close to all amenities, banks, business offices, schools just 5’minutes’ drive to the highway and yet only 15’ minutes’ drive to the Mediterranean Sea.

The development comprises of 8 Houses

Modern 3 +1 house with pool and a total of 296sqm of indoor area with luscious gardens and BBQ area. Build in a land of 840sqm. It is constructed to the highest standards using the latest techniques and the finest quality building materials with high and finishes.

Included are the below:

- Underfloor electrical heating
- AC- VRV system
- Insect nets
- Pool overflow
- Softener
- Gypsum boards

GROUND FLOOR



# Additional information

## Facilities

Aircondition, Central system

Landscaped garden

Pergola

Storage

Gated complex

Maid's room

Pool, Private, overflow

Heating, Underfloor

Parking, Covered

Solar water heater

## Features

Barbeque

CCTV (provision)

En suite shower

Guest WC

Laundry room

Open plan

Quiet area

Thermal insulation

Bath

Double glazing

Garden

Internal stairs

Luxury specifications

Pipe-in-pipe plumbing system

Rental potential

Veranda

Bright

Easy access to main roads

Granite countertops

Investment opportunity

Modern design

Pressurized water system

Shower

Veranda, large

## Distances

Amenities



400 m

Airport




50 km

## Contact us



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