

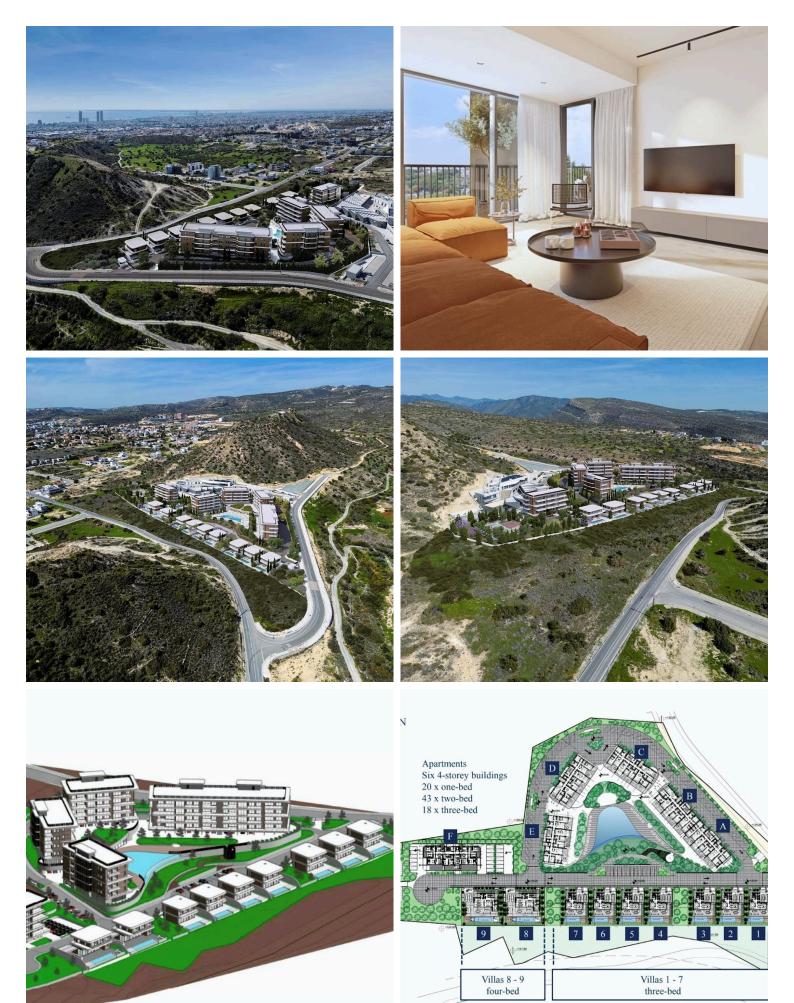
#13116

# Three Bedroom Villa with Panoramic Views | Off-Plan Development in Agios Athanasios, Limassol (13116)

• Agios Athanasios, Limassol

€905,000 +VAT









# **Overview**

# **Specifications**

<b>3</b>	<b>№</b> 3	[] 146 m <sup>2</sup>
Bedrooms	Bathrooms	Covered

Туре	Detached Villa	Year of construction
Toilets	3	Furnished
Plot	406 m <sup>2</sup>	Structure
Covered veranda	65 m <sup>2</sup>	Facade
Uncovered veranda	49 m <sup>2</sup>	Communal charge frequen
Status	Off plan	Energy efficiency rating

Year of construction	2028
Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Communal charge frequency	Monthly
Energy efficiency rating	<b>∂</b> A

# **Description**

Three Bedroom Villa with Panoramic Views | Off-Plan Development in Agios Athanasios, Limassol (13116)

PRICE: EUR 905.000 +VAT

Introducing a modern off-plan villa for sale in the sought-after area of Agios Athanasios. This stylish villa spans 146 m2 internal area and features 3 spacious bedrooms and 3 well-appointed bathrooms, making it perfect for families or individuals seeking comfort and convenience.

Agios Athanasios is a vibrant neighborhood known for its blend of tranquility and accessibility. Residents appreciate the proximity to a range of amenities, including shops, cafes, and schools. The area is well-connected, allowing for easy access to the city center and nearby attractions.

Developed in 2028, this apartment boasts energy efficiency rated A, ensuring a lower environmental impact and reduced utility costs. The gated complex offers a communal swimming pool and a gym, enhancing your lifestyle and providing relaxation and recreation at your doorstep. The apartment is unfurnished, allowing you to personalize the space to your taste.

Don't miss this opportunity to invest in a modern living space in a thriving area. For further information and to schedule a viewing, please contact Lextrus Real Estate.





# Floor plans









# **Additional information**

## **Facilities**

Aircondition, Provision Gated complex Childrens playground

Heating, Provision Landscaped garden Gym

Parking, Covered Pool, Private Solar photovoltaic panels (provision)

Solar water heater Storage

### **Features**

area

Ceramic tiles Balcony Bright

Combined kitchen and dining Double glazing Easy access to main roads

Entrance gate Entrance gate, automated Garden

Granite countertops Investment opportunity Near amenities

Open plan Pressurized water system Quiet area

Sound insulation Rental potential Shower

Thermal insulation Veranda

### **Distances**

**Amenities** Airport Sea

300 m 50 km 3 km

Public transport Schools Resort

800 m 350 m 2.8 km

### Contact us

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