



#13117

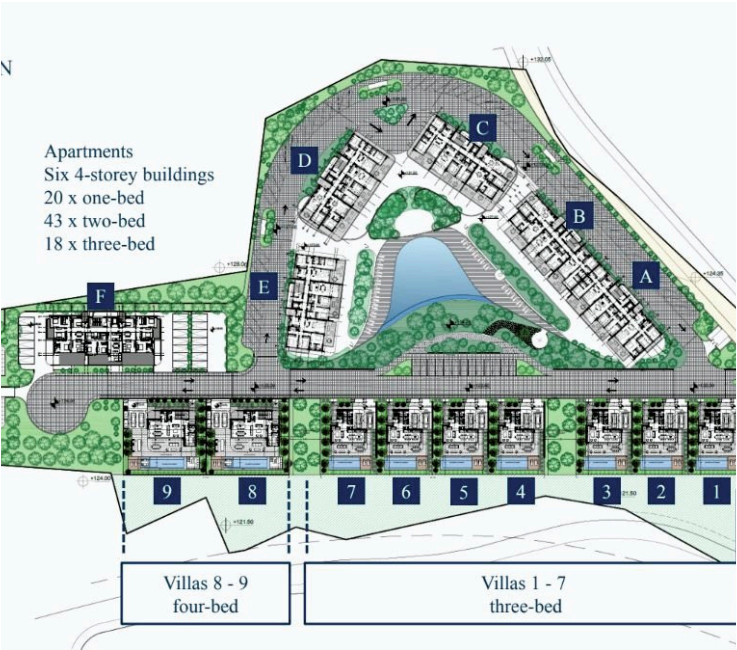
# Three Bedroom Villa with Panoramic Views | Off-Plan Development in Agios Athanasios , Limassol (13117)

📍 Agios Athanasios, Limassol

€970,000 +VAT










# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 146 m <sup>2</sup>	
Type		Detached Villa			
Toilets		3			
Plot		406 m <sup>2</sup>			
Covered veranda		65 m <sup>2</sup>			
Uncovered veranda		49 m <sup>2</sup>			
Status		Off plan			
Year of construction		2028			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Communal charge frequency		Monthly			
Energy efficiency rating		 A			

## Description

Three Bedroom Villa with Panoramic Views | Off-Plan Development in Agios Athanasios , Limassol (13117)

PRICE : EUR 970.000 +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.

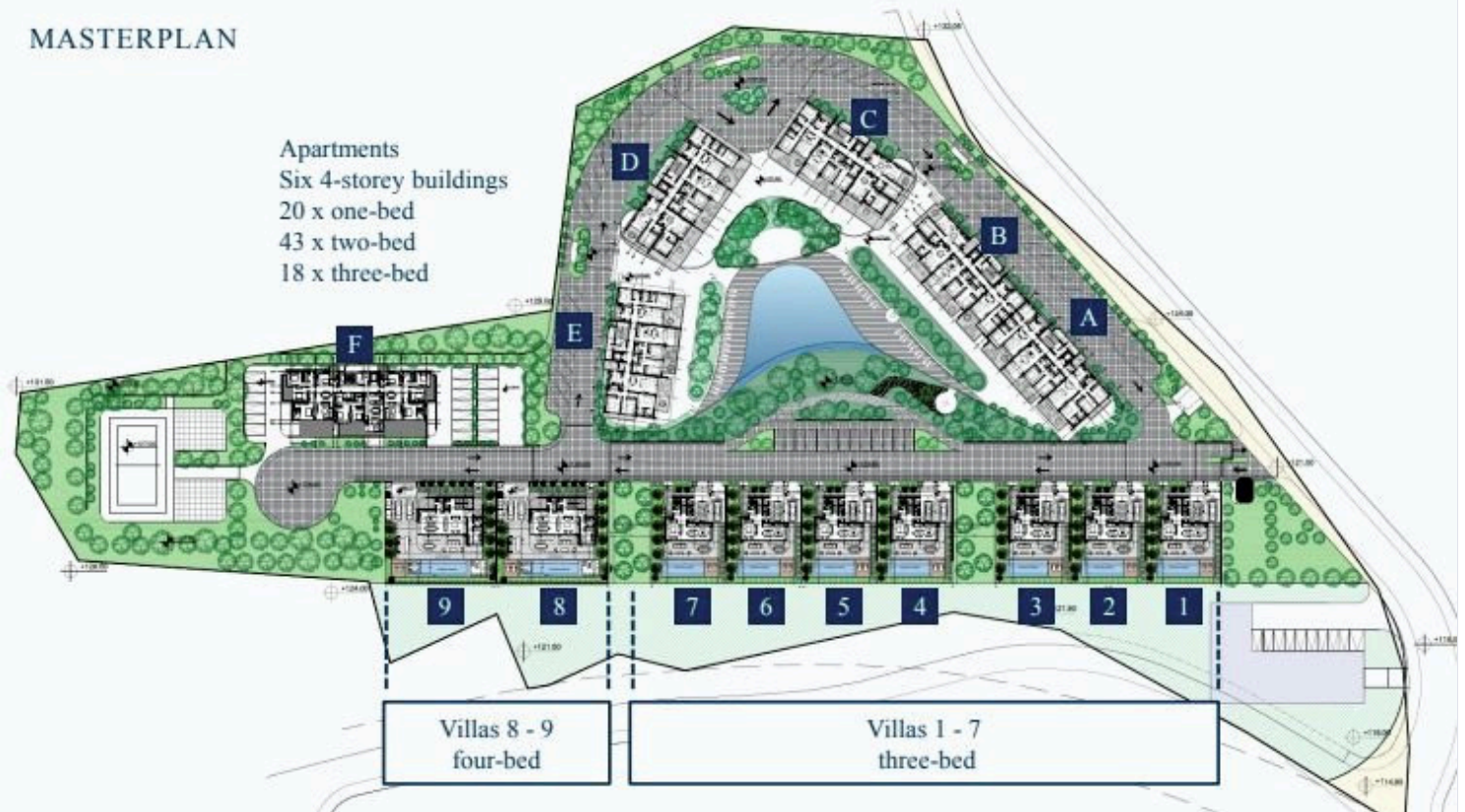
Developed in 2028, this apartment boasts energy efficiency rated A, ensuring a lower environmental impact and reduced utility costs. The gated complex offers a communal swimming pool and a gym, enhancing your lifestyle and providing relaxation and recreation at your doorstep. The apartment is unfurnished,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

## MASTERPLAN



## MASTERPLAN



Outdoor swimming pool  
Indoor gym  
Children's playground

Landscaped gardens  
Outdoor seating area  
Multi-purpose sports ground



# Additional information

## Facilities

Aircondition, Provision

Gym

Parking, Covered

Solar water heater

Childrens playground

Heating, Provision

Pool, Private

Storage

Gated complex

Landscaped garden

Solar photovoltaic panels (provision)

## Features

Balcony

Combined kitchen and dining area

Entrance gate

Granite countertops

Open plan

Rental potential

Thermal insulation

Bright

Double glazing

Entrance gate, automated

Investment opportunity

Pressurized water system

Shower

Veranda

Ceramic tiles

Easy access to main roads

Garden

Near amenities

Quiet area

Sound insulation

## Distances

Amenities

 300 m

Airport

 50 km

Sea

 3 km

Public transport

 800 m

Schools

 350 m


Resort

 2.8 km

## Contact us



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