

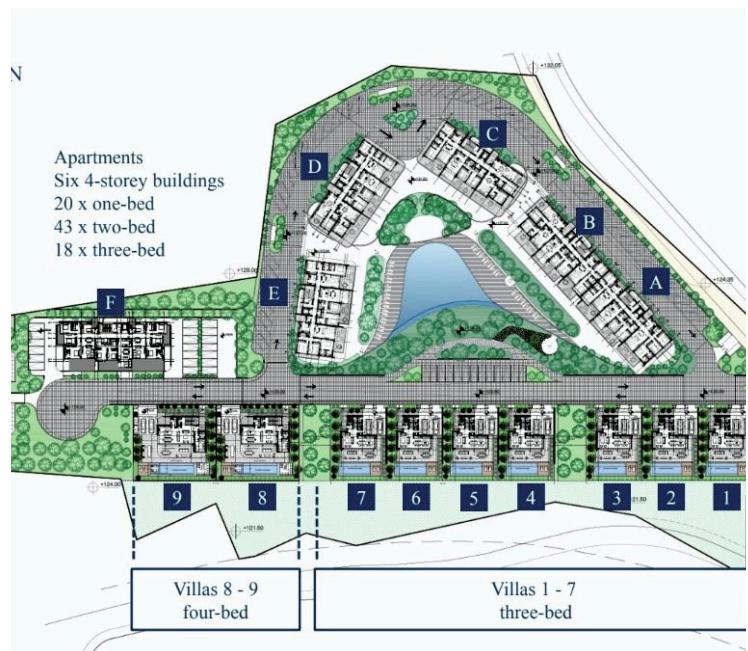
#13117

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

📍 Agios Athanasios, Limassol

**€970,000 +VAT**





# Overview

## Specifications

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

## 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 m<sup>2</sup> 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.

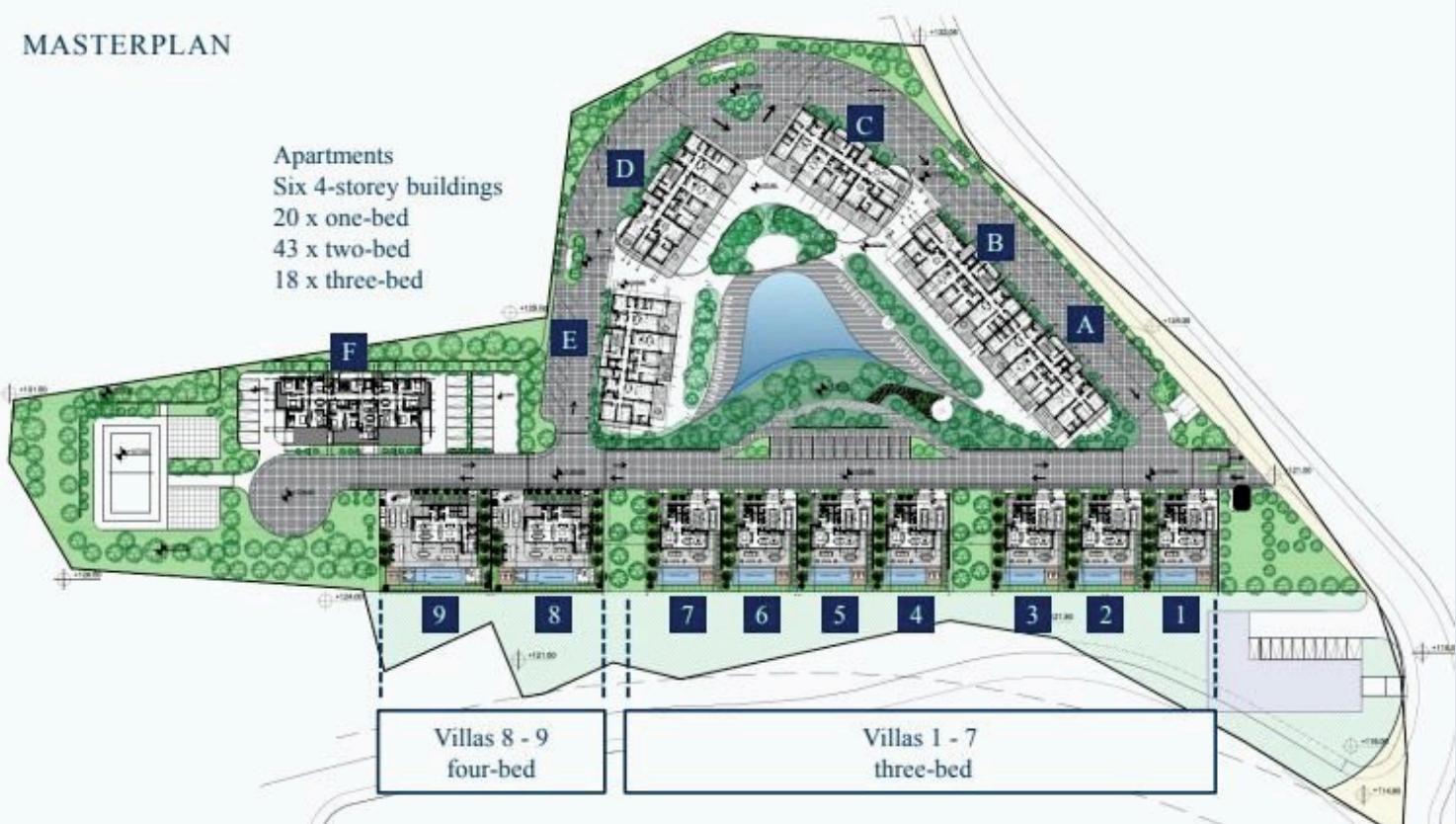
Don't miss this opportunity to invest in a modern living space in a thriving area. For further information and to schedule a viewing, please contact Lextrus Real Estate.



# Floor plans

## MASTERPLAN

Apartments  
Six 4-storey buildings  
20 x one-bed  
43 x two-bed  
18 x three-bed



## MASTERPLAN



Outdoor swimming pool

Indoor gym

Children's playground

Landscaped gardens

Outdoor seating area

Multi-purpose sports ground



# Additional information

## Facilities

Aircondition, Provision	Childrens playground	Gated complex
Gym	Heating, Provision	Landscaped garden
Parking, Covered	Pool, Private	Solar photovoltaic panels (provision)
Solar water heater	Storage	

## Features

Balcony	Bright	Ceramic tiles
Combined kitchen and dining area	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
Rental potential	Shower	Sound insulation
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



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com

