



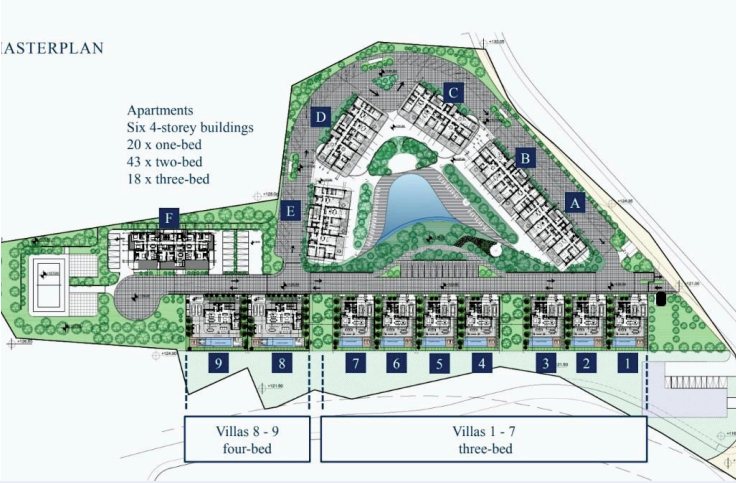
#13119

Three Bedroom Villa with Panoramic Views | Off-Plan Development in Agios Athanasios , Limassol (13119)

📍 Agios Athanasios, Limassol





€905,000 +VAT





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 146 m ²	
Type	Detached Villa				
Toilets	3				
Plot	406 m ²				
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 (13119)

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.

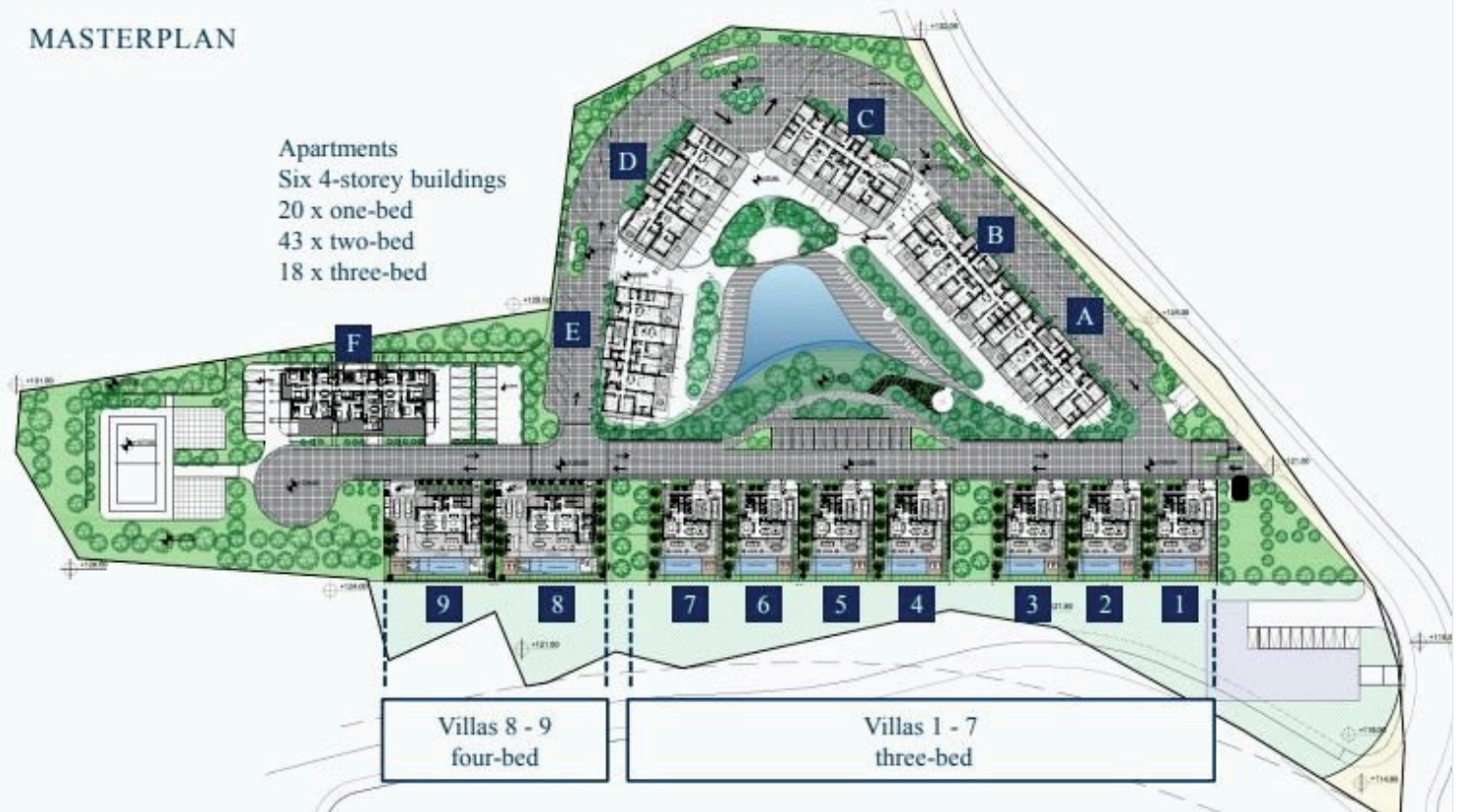
Developed in 2028, this apartment boasts energy efficiency rated A, ensuring a lower environmental impact and reduced utility costs. The gated complex offers a communal swimming pool and a gym, enhancing your lifestyle and providing relaxation and recreation at your doorstep. The apartment is unfurnished,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

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



Stefania Spyridou

☎ (+357) 99810880

✉ stephaniaspyridou@gmail.com

