



#17243

# Contemporary Luxury Villa for Sale – Ayios Athanasios, Limassol (17243)

📍 Ayios Athanasios, Limassol

€2,430,000 +VAT





# Overview

## Specifications

Bedrooms

 5

Bathrooms

 5

Covered

 436 m<sup>2</sup>

Type	House
Toilets	6
Plot	1012 m <sup>2</sup>
Covered veranda	108 m <sup>2</sup>
Uncovered veranda	100 m <sup>2</sup>

Basement	86 m <sup>2</sup>
Status	Under construction
Year of construction	2027
Energy efficiency rating	 A

## Description

Contemporary Luxury Villa for Sale – Ayios Athanasios, Limassol

Price: €2,430,000 + VAT

Building Status: Under Construction

Estimated Completion: September 2027

A stunning contemporary luxury villa located in the prestigious residential area of Ayios Athanasios, Limassol, offering a perfect balance of tranquillity, modern living, and convenient access to the city centre, beaches, and highway.

This elegant residence is part of an exclusive new development designed with modern architecture and high construction standards, combining luxury, comfort, and functionality. Built with top-quality materials and craftsmanship, the property also features a Class A Energy Efficiency Certificate, making it ideal for comfortable family living.

### Property Details

Plot Area: 1,012 m<sup>2</sup>

Internal Covered Area: 436 m<sup>2</sup>

Ground Floor Area: 171 m<sup>2</sup>

Ground Floor Area: 179 m<sup>2</sup>





# Additional information

## Facilities

Aircondition, Provision

Heating, Underfloor

Parking, Covered

Pool, Optional

Solar water heater

Storage

## Features

Alarm system (provision)

Bright

Ceramic tiles

Courtyard

Door screen

Easy access to highway

Easy access to main roads

En suite bathroom

Fitted wardrobes

Garden

Garden, large

Guest WC

Investment opportunity

Laundry room

Luxury specifications

Marble flooring

Modern design

Near amenities

Near bus route

Office

Parquet flooring

Pressurized water system

Quiet area

Sound insulation

Spacious rooms

Thermal insulation

## Contact us



**Christos Ioannides**

 (+357) 95146944

 valantodc@gmail.com

