



#17244

Contemporary Luxury Villa for Sale – Ayios Athanasios, Limassol (17244)

📍 Ayios Athanasios, Limassol

€860,000 +VAT





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 4		 2		 206 m ²	
Type		House			
Toilets		3			
Plot		452 m ²			
Covered veranda		46 m ²			
Uncovered veranda		30 m ²			
Status		Under construction			
Year of construction		2027			
Energy efficiency rating		 A			

Description

Contemporary Luxury Villa for Sale – Ayios Athanasios, Limassol

Price: €860,000 + VAT

Building Status: Under Construction
Estimated Completion: March 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

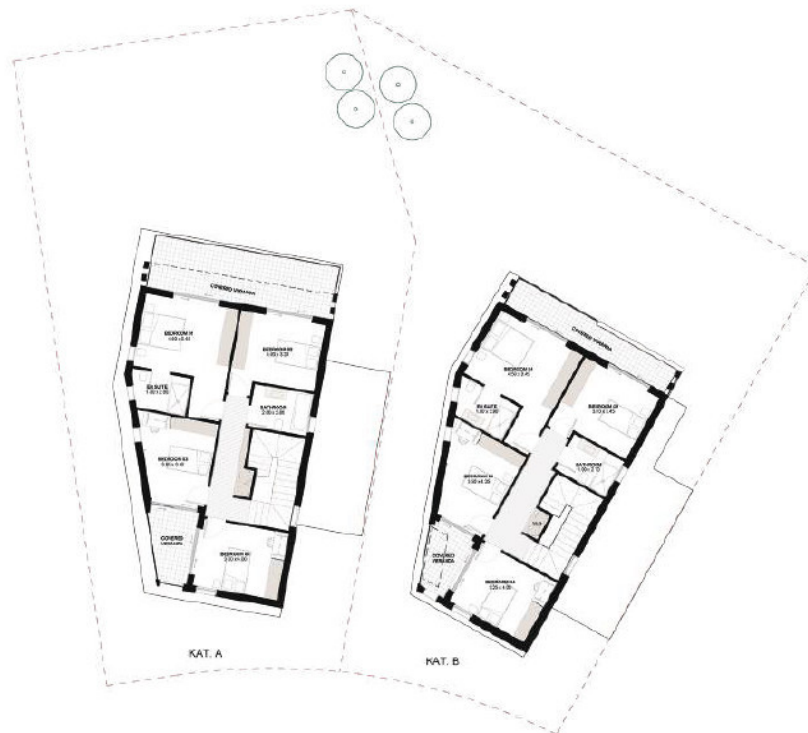
Plot Area: 452 m²
Internal Covered Area: 206 m²
Ground Floor Area: 103 m²
Ground Floor Area: 103 m²
Covered Terraces: 46 m²



Floor plans



GROUND FLOOR
NOT TO SCALE



FIRST FLOOR
NOT TO SCALE



Additional information

Facilities

Aircondition, Provision

Pool, Optional

Heating, Underfloor

Solar water heater

Parking, Covered

Storage

Features

Alarm system (provision)

Courtyard

Easy access to main roads

Garden

Investment opportunity

Marble flooring

Near bus route

Quiet area

Thermal insulation

Bright

Door screen

En suite bathroom

Garden, large

Laundry room

Modern design

Parquet flooring

Sound insulation

Ceramic tiles

Easy access to highway

Fitted wardrobes

Guest WC

Luxury specifications

Near amenities

Pressurized water system

Spacious rooms

Contact us



Christos Ioannides

☎ (+357) 95146944

✉ valantodc@gmail.com

