



#18085

Modern Detached Four Bedrooms Villa with swimming pool in Agios Athanasios

📍 Agios Athanasios, Limassol

€750,000 +VAT





Overview

Specifications

Bedrooms

 4


Bathrooms

 4

Covered

 190 m²

Type	Detached Villa
Toilets	5
Plot	250 m²
Garden	125 m²
Status	Under construction

Year of construction	2026
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 A

Description

For sale is a stunning detached villa located in the sought-after area of Agios Athanasios. With a generous internal space of 190 m², on the plot of 250 m², this modern home offers a perfect blend of comfort and style. The villa will be ready Septemebbr 2026 and it fits to the highest standards. It boasts energy efficiency class A and features advanced underfloor heating throughout, ensuring year-round comfort.

The property includes four spacious bedrooms and four elegant bathrooms, providing ample space for family and guests. The villa's thoughtful design extends to a versatile basement, ideal for a home gym, cinema, or additional living area. Large windows flood the interiors with natural light and offer breathtaking panoramic views, allowing you to enjoy the beauty of the surrounding landscape from every room.

Nestled on a hill between Agios Athanasios and Mesa Yitonia, 4-bedroom modern villa offers a central location surrounded by essential amenities and businesses, while still being set against a backdrop of lush greenery in a charming neighborhood.

This prime location offers unparalleled convenience, being within a mere five-minute radius from key landmarks such as Mesa Yitonia roundabout, Linopetra roundabout, Foley's and Grammar schools, and the German Hospital of Limassol. Its advantageous and attractive position close to the city center, the new luxury office areas of Spyrou Kyprianou Avenue, and upcoming shopping malls of Ayiou Athanasiou makes it one of the most sought-after areas of Limassol.

Additionally, the area is exclusively zoned for the building of houses, creating a green-filled environment with two-story residences. This villa benefits from new underground infrastructure and cabling.



Additional information

Facilities

Aircondition, Split system

Heating, Underfloor

Parking, Covered

Pool, Private

Solar water heater

Storage

Features

Barbeque

Bathroom underfloor heating

Ceramic tiles

Double glazing

Garden

Ground floor bedroom

Panoramic view

Parquet flooring

Pool view

Distances

Amenities



1.3 km

Airport



60 km

Schools




1.2 km

Contact us



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