



#18086

# Modern Detached Four Bedrooms Villa with swimming pool in Agios Athanasios

📍 Agios Athanasios, Limassol

€780,000 +VAT





# Overview

## Specifications

Bedrooms

 4


Bathrooms

 4

Covered

 195 m<sup>2</sup>

Type	<b>Detached Villa</b>
Toilets	<b>5</b>
Plot	<b>250 m<sup>2</sup></b>
Garden	<b>108 m<sup>2</sup></b>
Status	<b>Under construction</b>

Year of construction	<b>2026</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

For sale is a stunning detached villa located in the sought-after area of Agios Athanasios. With a generous internal space of 195 m<sup>2</sup>, on the plot of 250 m<sup>2</sup>, this modern home offers a perfect blend of comfort and style. The villa will be ready Septemehr 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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