



#18163

# Ultra-Luxury 3-Level Villa – Agios Athanasios, Limassol (18163)

📍 Agios Athanasios, Limassol

€4,250,000 +VAT





# Overview

## Specifications

Bedrooms

 5

Bathrooms

 8

Covered

 744.7 m<sup>2</sup>

Type	<b>Detached Villa</b>
Toilets	<b>9</b>
Plot	<b>1056 m<sup>2</sup></b>
Covered veranda	<b>110.9 m<sup>2</sup></b>
Covered parking	<b>39.5 m<sup>2</sup></b>

Status	<b>Off plan</b>
Year of construction	<b>2027</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

Ultra-Luxury 3-Level Villa – Agios Athanasios, Limassol

Panoramic Sea, Mountain & City Views | Private Spa | Smart Living

Price: €4,250,000 + VAT

Project Status:

Off-plan

Completion: 09/2027

An extraordinary bespoke 3-level villa located in the prestigious hills of Agios Athanasios, offering uninterrupted panoramic views and a lifestyle defined by elegance, privacy, and cutting-edge design.

Part of an exclusive collection of only 5 signature villas, this residence is designed for those who demand space, luxury, and personalization at every level.

Property Specifications:

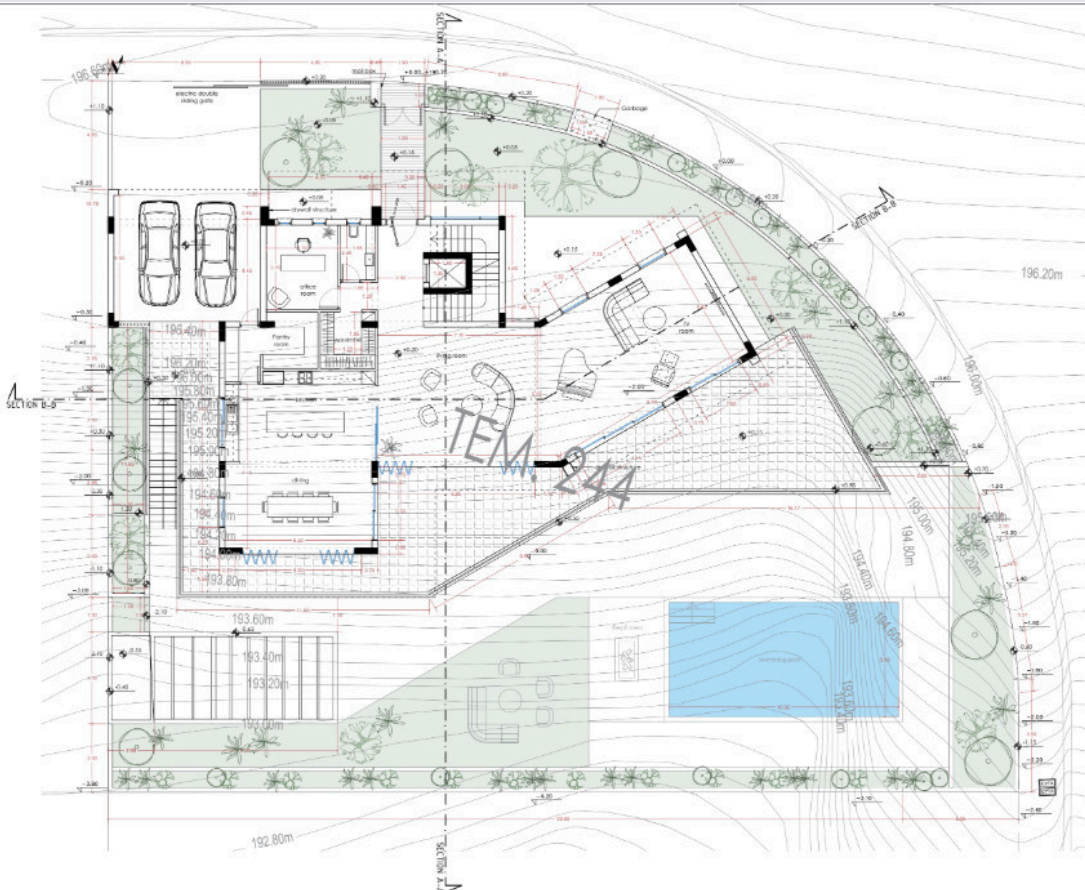
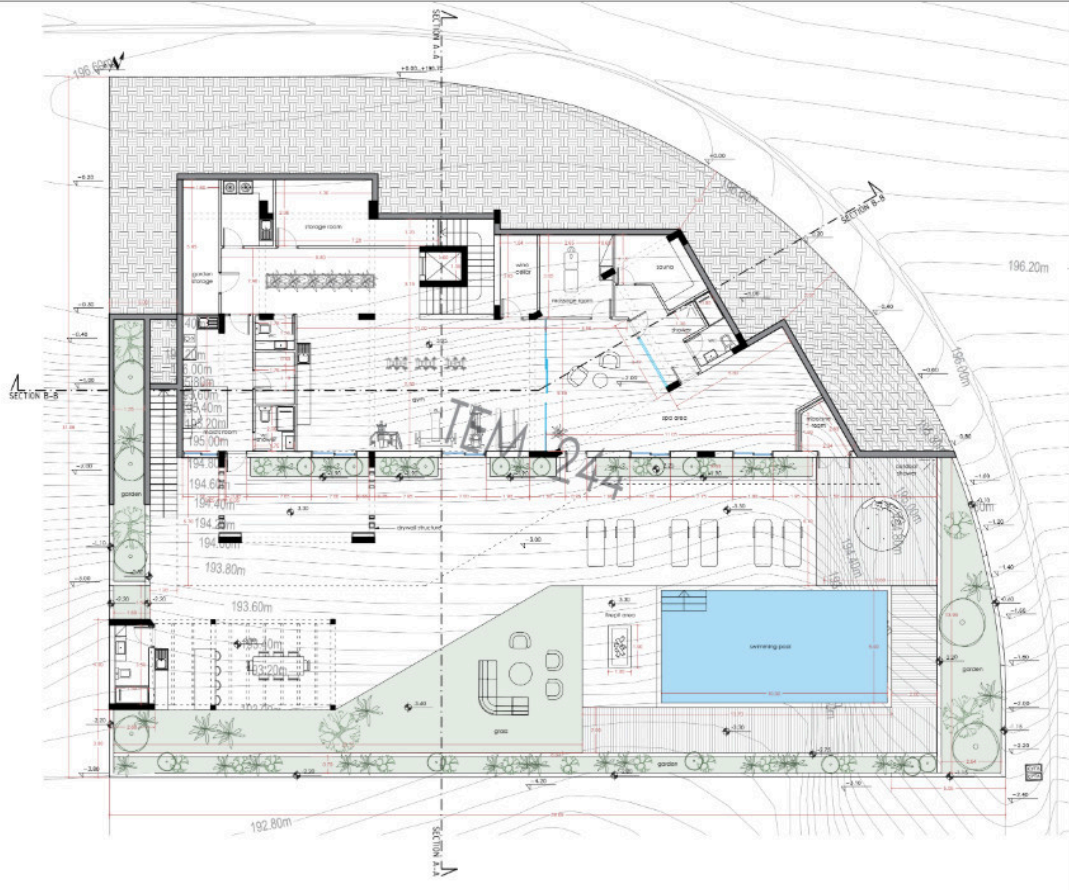
Total Covered Area: 744.7 m<sup>2</sup>

Covered Verandas: 110.9 m<sup>2</sup>

Parking space: 39.5 m<sup>2</sup>



# Floor plans



# Additional information

## Facilities

Aircondition, Central system	Heating, Underfloor	Landscaped garden
Maid's room	Outdoor shower	Parking, Covered
Pool, Private	Sauna	Solar photovoltaic panels
Solar water heater	Spa	Storage


## Features

Balcony	Barbeque	Bath
Bathroom underfloor heating	Bright	City view
Combined kitchen and dining area	Connected to electric mains	Courtyard
Easy access to highway	Easy access to main roads	Elevated
En suite bathroom	Fitted wardrobes	Garden
Guest WC	Guestroom	High ceilings
Internal stairs	Investment opportunity	Jacuzzi
Laundry room	Luxury specifications	Modern design
Mountain view	Near amenities	Near bus route
Office	Panoramic view	Quiet area
Sea view	Smart home automation (provision)	Spacious rooms
Utility room	Veranda	Walk-in closet
Wine cellar		

## Contact us



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