

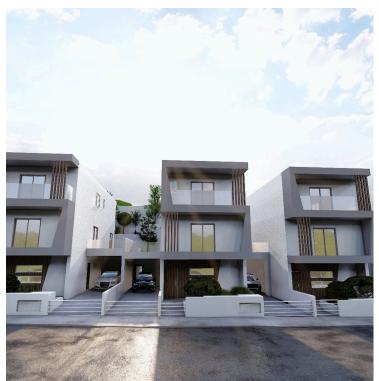
#6428

# 4+1 Bedroom Detached Villa in Agios Athanasios Limassol (6428)

• Agios Athanasios, Limassol

€690,000 +VAT











# **Overview**

## **Specifications**

<b>4</b>	<b>№</b> 4	[] 192 m <sup>2</sup>
Bedrooms	Bathrooms	Covered

Туре	Detached Villa
Toilets	4
Plot	240 m <sup>2</sup>
Status	Off plan
Year of construction	2026

Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	<i></i> A

# **Description**

4+1 Bedroom Detached Villa in Agios Athanasios Limassol (6428)

PRICE 690.000 +VAT

4+1 Bedrooms | 4 Bathrooms | Covered Area 315m<sup>2</sup> - Plot size 240m<sup>2</sup> - Living Area 263m<sup>2</sup> (192+71m<sup>2</sup>)

#### **TECHNICAL SPECIFICATIONS:**

- -Energy efficiency "A"
- -2 YEARS GUARANTEE
- -Austrian photovoltaic system 3KW
- -German insulation 10cm (ClimaPlus Thrakon)
- -German solar panels & Italian pressure pipe
- -Italian manifolds & multilayer pipe-in-pipe system with aluminium layer (Giacomini)
- -Italian waterproofing system (Copernit)
- -Belgium waterproof parquet with a LIFETIME warranty (Quick-Step)
- -Insulated bricks and windows
- -BIG budget for sanitary, ceramics & tiles (€55/m²)
- -Boundary walls coated by adhesive glue with fibers (Thrakon 410)
- -Internal walls finished with adhesive glue with fibers & three coats stucco
- -Galvanized gates
- -BOSCH home appliances (fridge, washing machine, tumble dryer, microwave, built-in oven, induction hob, cooker





# **Additional information**

## **Facilities**

Aircondition, Provision

Gated complex

Heating, Provision

Parking, Covered

Solar photovoltaic panels (provision)

Solar water heater

Storage

### **Features**

**Bright** Ceramic tiles Double glazing

Easy access to highway Easy access to main roads Garden

Granite countertops Luxury specifications Modern design

Open plan Spacious rooms Near amenities

Veranda, front Thermal insulation Veranda

Veranda, large

#### Contact us



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