



#6429

# 4+1 Bedroom Detached Villa in Agios Athanasios Limassol (6429)

📍 Agios Athanasios, Limassol





€695,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 4		 192 m <sup>2</sup>	
Type		Detached Villa			
Toilets		4			
Plot		266 m <sup>2</sup>			
Status		Off plan			
Year of construction		2026			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

4+1 Bedroom Detached Villa in Agios Athanasios Limassol (6429)

PRICE 695.000 +VAT

4+1 Bedrooms | 4 Bathrooms | Covered Area 315m<sup>2</sup> - Plot size 266m<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/m<sup>2</sup>)
- 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

Parking, Covered

Storage

Gated complex

Solar photovoltaic panels  
(provision)

Heating, Provision

Solar water heater

## Features

Bright

Easy access to highway

Granite countertops

Near amenities

Thermal insulation

Veranda, large

Ceramic tiles

Easy access to main roads

Luxury specifications

Open plan

Veranda

Double glazing

Garden

Modern design

Spacious rooms

Veranda, front

## Contact us



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