



#7407

"Luxurious 3 Bedroom Villa in Agios Athanasios, Limassol" (7407)





📍 Agios Athanasios, Limassol

€860,400 +VAT



Overview

Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 153 m ²	
Type	Detached Villa				
Toilets	3				
Plot	382 m ²				
Status	Under construction				
Year of construction	2025				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Communal charge frequency	Monthly				
Energy efficiency rating	 A				

Description

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DELIVERY at 1st quartet of 2025

This project is an architectural masterpiece, boasting a sleek and contemporary design that seamlessly integrates with its natural surroundings.

The open-plan layout is thoughtfully designed to maximize space and light, creating a seamless flow between the living, dining, and kitchen areas. The granite countertops add a touch of elegance to the kitchen, while the fitted wardrobes in the bedrooms provide ample storage space.

This exquisite villa is equipped with an array of premium features that cater to modern living. Enjoy the convenience of air conditioning and heating provisions, ensuring a comfortable environment year-round. The solar water heater and thermal insulation reflect the villa's commitment to sustainability and energy efficiency.

The en suite shower in the master bedroom offers a private sanctuary, while the balcony provides a serene spot to relax and soak in the picturesque surroundings. The automated entrance gate and CCTV security system provide peace of mind, ensuring a safe and secure living environment.

Strategically located in Agios Athanasios, offering easy access to main roads and highways, making commuting a breeze. The apartment is conveniently situated just 350 meters from a range of amenities, including shops, restaurants, and cafes. The pristine beaches of Limassol are only 4 km away, providing endless opportunities for



FIRST FLOOR

Covered Veranda
38,20 m²

Decorative Louvers

Villa B
152,50 m²

Dimensions (m):

- Overall width: 6,00
- Overall depth: 3,45
- Bedroom 1: 3,55 x 3,45
- Bedroom 2: 3,55 x 3,30
- Bedroom 3: 3,55 x 3,30
- Bathroom: 1,75 x 2,60
- Living area: 3,45 x 3,30
- Dining area: 3,45 x 3,30
- Kitchen: 3,45 x 3,30
- Veranda: 1,45 x 6,00
- Louvers: 1,00 x 1,00
- Staircase: 1,05 x 0,70
- Entrance: 1,05 x 1,05

GROUND FLOOR

No: B

Indoor Covered Area: 153

Covered Verandas: 38.20

Additional information

Facilities

Aircondition, Provision

Parking, Covered

Elevator

Solar water heater

Heating, Provision

Storage

Features

Balcony

CCTV

Easy access to main roads

Entrance gate, automated

Modern design

Thermal insulation

Bath

Double glazing

En suite shower

Fitted wardrobes

Open plan

Veranda

Bright

Easy access to highway

Entrance gate

Granite countertops

Shower

Distances

Amenities



350 m

Airport



60 km

Sea



4 km

Public transport



1.7 km

Schools



700 m

Resort



4 km

Contact us



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