

#7034

# New Luxury Villa For Sale in Agios Athanasios Area.

📍 Agios Athanasios, Limassol

€1,100,000 +VAT







# Overview

## Specifications

Bedrooms


 4

Bathrooms

 3

Covered

 166 m<sup>2</sup>

Type	House	Status	Off plan
Toilets	1	Energy efficiency rating	 A
Plot	415 m <sup>2</sup>		

## Description

For sale is an exceptional house in the desirable area of Agios Athanasios. Spanning an impressive internal space of 166 m<sup>2</sup>, this property offers ample room for comfort and style. With four spacious bedrooms, three modern bathrooms, and one guest w/c, it is designed for both family living and entertaining.

Agios Athanasios is a vibrant community known for its picturesque streets, cozy cafes, and beautiful parks. A short drive will take you to stunning beaches and the bustling amenities of the nearby city, making it an ideal location for those seeking a balanced lifestyle. The area boasts excellent schools and recreational facilities, ensuring that all your needs are met.

This house is built with high energy efficiency, rated at A, promising lower utility costs and a reduced carbon footprint. Enjoy the luxury of underfloor heating throughout the home, providing warmth and comfort during the cooler months. Step outside to your private swimming pool, perfect for relaxation and summer gatherings.

\*Location on map is indicative.





# Floor plans



# Additional information

## Facilities

Aircondition, Split system

Heating, Underfloor

Landscaped garden

Parking, Covered

Pool, Private

Solar photovoltaic panels

Solar water heater

## Features

Alarm system (provision)

Barbeque

Double glazing

Entrance gate

Laundry room

Pressurized water system

Thermal insulation

## Contact us



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