

#9190

# New Luxury Villa For Sale in Agios Athanasios Area.

📍 Agios Athanasios, Limassol

€1,930,000 +VAT





# Overview

## Specifications

Bedrooms

 **4**


Bathrooms

 **4**

Covered

 **413 m<sup>2</sup>**

Type	<b>House</b>
Toilets	<b>1</b>
Plot	<b>920 m<sup>2</sup></b>
Covered veranda	<b>74 m<sup>2</sup></b>
Uncovered veranda	<b>24 m<sup>2</sup></b>

Basement	<b>100 m<sup>2</sup></b>
Covered parking	<b>34 m<sup>2</sup></b>
Status	<b>Under construction</b>
Energy efficiency rating	 <b>A</b>

## Description

This beautiful villa in Agios Athanasios, offers a perfect mix of modern design and comfort. It features a private garden, double-covered garage, spacious terraces, and an optional pool.

The villa features a private garden, double-covered garage, large terraces, and an optional pool. The ground floor boasts a spacious living room, an office, and a covered terrace on one side, while the other side includes a formal dining area, a modern kitchen, and a second living and dining space, all with views of the lush garden. A guest toilet completes the layout.

Upstairs, there are four bedrooms: a master bedroom with a private bathroom and wardrobe, two additional en-suite bedrooms, and a fourth bedroom. The basement offers extra space, including a separate bedroom with its own bathroom, ideal for guests or staff.

This villa combines timeless elegance, modern design, and a serene location, making it the perfect choice for refined family living.

\*Location on map is indicative,.



# Additional information

## Facilities

Aircondition, Provision

Parking, Garage

Solar water heater

Heating, Underfloor

Pool, Optional

Landscaped garden

Solar photovoltaic panels

## Features

Alarm system (provision)

Granite countertops

Near amenities

Thermal insulation

Easy access to highway

Guest WC

Pressurized water system

Walk-in closet

En suite bathroom

Laundry room

Sound insulation

## Contact us



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