

#9270

Luxury 4-Bedroom Villa in Opalia Hills – Elevated Elegance with Breathtaking Mountain & Sea Views

 Agios Athanasios, Limassol

€2,900,000 +VAT





Overview

Specifications

Bedrooms



4

Bathrooms



4

Covered

400 m²

Type

House

Plot

1622 m²

Status

Off plan

Structure

Concrete

Description

Discover refined modern living in the exclusive, serene enclave of Opalia Hills, one of Limassol's most prestigious hillside suburbs.

This stunning 4-bedroom, 4-bathroom villa (plus guest toilet) occupies a generous 1,622 m² plot, offering captivating panoramic views of the Troodos Mountains and glimpses of the shimmering Mediterranean Sea.

Nestled in a peaceful, low-density neighborhood surrounded by contemporary luxury homes and abundant nature, the property provides exceptional tranquility while being just 10 minutes from Limassol city center and 15 minutes from some of Cyprus's finest beaches.

Spanning two elegantly connected floors via a graceful staircase and a private lift, the villa is designed for effortless flow, sophistication, and comfort.

Ground Floor:

An expansive open-plan layout seamlessly integrates a spacious modern living room, dining area, fully equipped kitchen, convenient kitchenette, guest toilet, and three grand bedrooms — each with its own luxurious en-suite bathroom. Large windows and glass doors flood the space with natural light and frame the surrounding scenery.

Upper Floor:

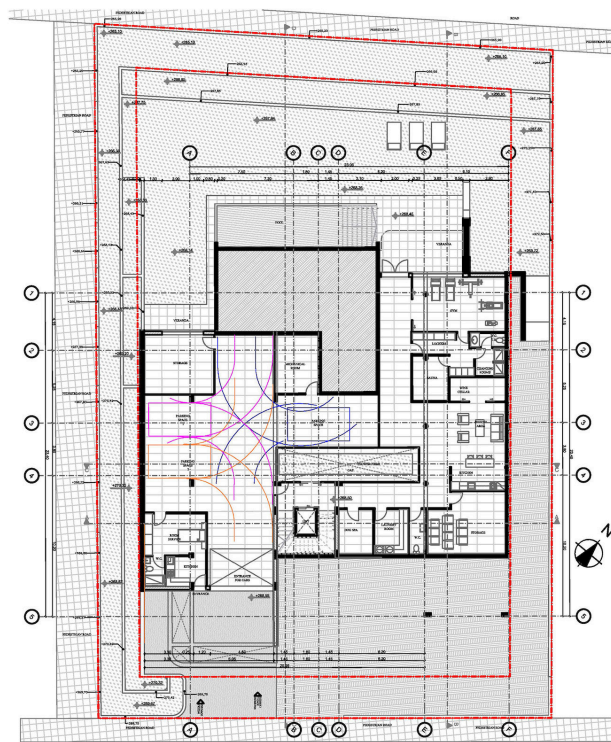
A magnificent master bedroom retreat with direct access to an expansive roof garden — the ultimate vantage point to savor spectacular mountain vistas by day and enchanting sea views at sunset. This private outdoor sanctuary is perfect for relaxation, entertaining, or simply unwinding in complete privacy.

This exceptional villa combines contemporary architecture, premium finishes, and an unbeatable location — ideal for those seeking privacy, natural beauty, and proximity to Limassol's vibrant lifestyle.

A rare opportunity in one of Cyprus's most desirable residential areas.

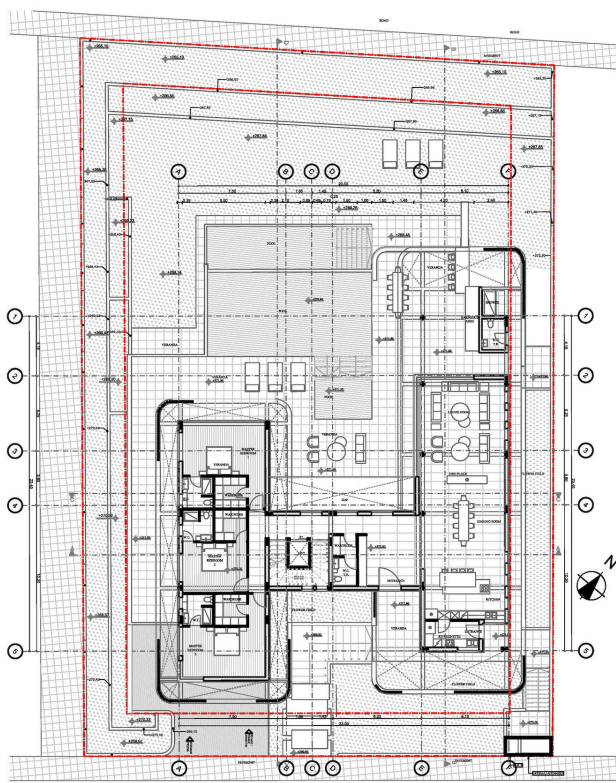


BASEMENT



BASMENT FLOOR PLAN
1:200

GROUND FLOOR



GROUND FLOOR PLAN
1:200



Additional information

Facilities

Aircondition, Central system

Elevator

Heating, Underfloor

Parking, Underground

Pool, Private, overflow

Storage

Features

Alarm system (provision)

Bath

Bathroom underfloor heating

CCTV (provision)

City view

Country view

En suite bathroom

Garden, large

Internal stairs

Marble flooring

Panoramic view

Pool view

Pressurized water system

Quiet area

Rental potential

Sea view

Sound insulation

Spacious rooms

Thermal insulation

Contact us



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