

#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	Bathrooms	Covered
 4	 4	 400 m <sup>2</sup>
Type	House	Status
Plot	1622 m <sup>2</sup>	Structure

## 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 m<sup>2</sup> 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.

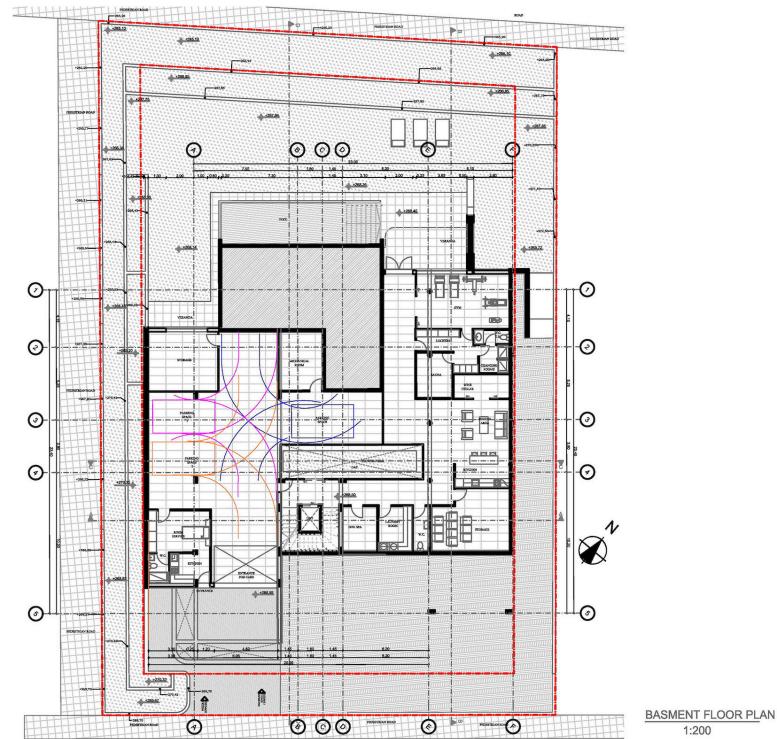
This exceptional villa combines contemporary architecture, premium finishes, and an unbeatable location — ideal for those seeking privacy, natural beauty, and proximity to Limassol's vibrant lifestyle.

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

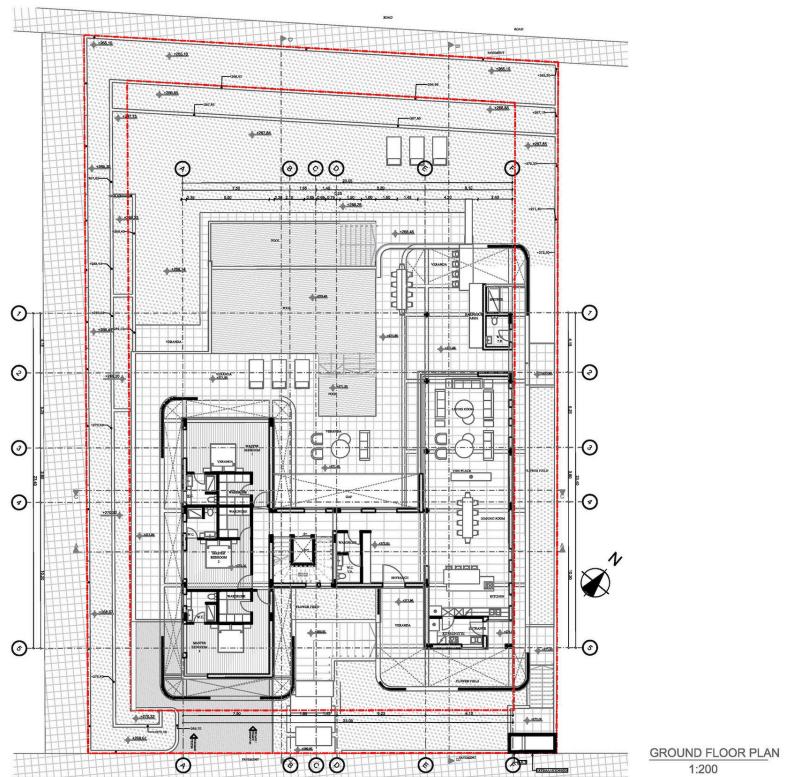


# Floor plans

## BASEMENT



## GROUND FLOOR



# 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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