

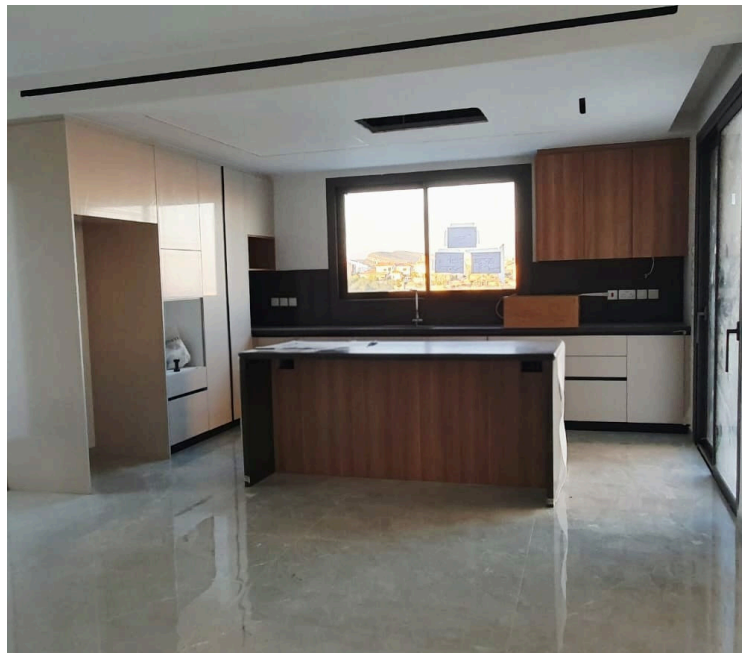
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# BRAND NEW KEY READY VILLA FOR SALE IN AGIOS ATHANASIOS

 Agios Athanasios, Limassol

**€1,800,000** +VAT





# Overview

## Specifications

Bedrooms

 4


Bathrooms

 2

Covered

 252 m<sup>2</sup>

Type	<b>Detached Villa</b>
Toilets	<b>3</b>
Plot	<b>625 m<sup>2</sup></b>
Covered veranda	<b>27 m<sup>2</sup></b>
Uncovered veranda	<b>55 m<sup>2</sup></b>
Covered parking	<b>37 m<sup>2</sup></b>

Status	<b>Key ready</b>
Year of construction	<b>2026</b>
Title deed	<b>Yes</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>A+</b>

## Description

Located in the prestigious hills of Agios Athanasios, this brand-new modern villa offers a perfect blend of luxury living, privacy, and panoramic sea and city views.

This contemporary 3+1 bedroom residence is thoughtfully designed with high-end finishes and spacious interiors, ideal for both permanent residence and investment.

Key Features:

3+1 bedrooms (including extra external room of 34m<sup>2</sup>)

Office/Cinema room

Open-plan living, dining, and kitchen area

Large floor-to-ceiling sliding doors for natural light

Private infinity swimming pool with sun deck

Unobstructed sea and city views

Double covered parking

Modern architectural design with premium materials

Energy-efficient construction

Outdoor Living:

The property boasts a beautifully designed outdoor space featuring a private swimming pool, terraces, and landscaped areas—perfect for entertaining or relaxing while enjoying the Mediterranean views.



# Additional information

## Facilities

Aircondition, Central system

Parking, Covered

Solar water heater

Heating, Underfloor

Pool, Private, overflow

Storage

Outdoor shower

Solar photovoltaic panels

## Features

Alarm system

Barbeque

Bicycle parking

Ceramic tiles

Country view

Easy access to main roads

Energy efficient doors/windows

Fitted wardrobes

Granite countertops

Internal stairs

Luxury specifications

Municipal water/sewage

Painted

Pool bar

Quiet area

Smart home automation

Thermal insulation

Balcony

Bath

Breakfast bar

Combined kitchen and dining area

Courtyard

Elevated

Entrance hall

Floor-to-ceiling windows

Ground floor bedroom

Internet

Modern design

Next to green area

Panoramic view

Pool view

Sea view

Sound insulation

Veranda

Bar

Bathroom underfloor heating

Bright

Connected to electric mains

Double glazing

En suite bathroom

Fireproof entrance doors

Garden

Guest WC

Kitchen island

Mountain view

Openings in opposite sides

Pipe-in-pipe plumbing system

Pressurized water system

Shower


Spacious rooms

Veranda, large

## Contact us



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