

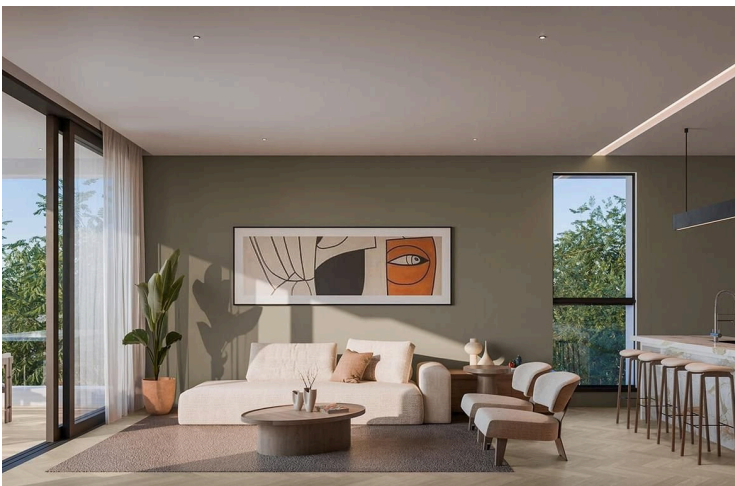
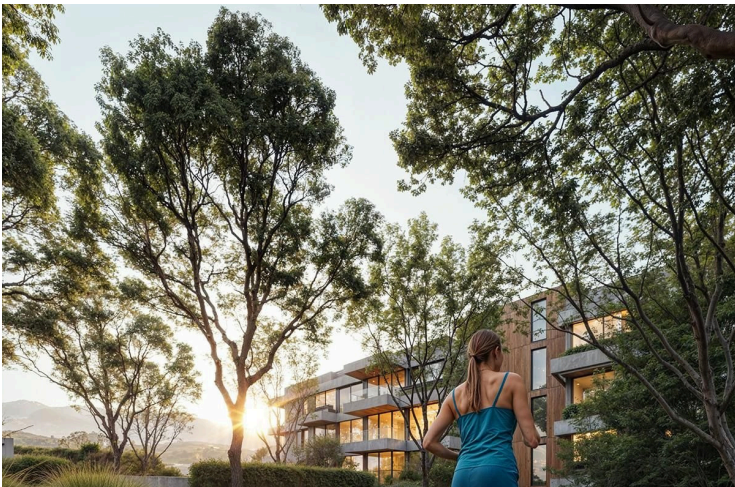
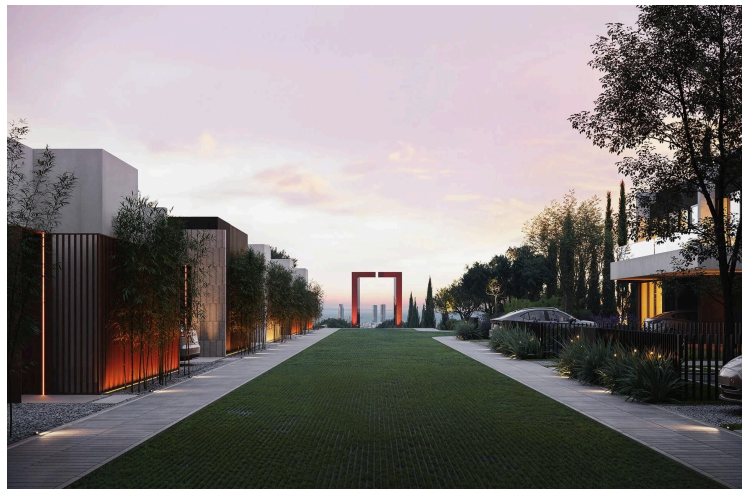
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THREE BEDROOM VILLA WITH ROOF GARDEN FOR SALE LOCATED IN A GATED COMMUNITY WITH POOL AND GYM

 Agios Athanasios, Limassol

€1,475,000 +VAT





Overview

Specifications

Bedrooms

 3

Bathrooms

 3

Covered

 191 m²

Type **Detached Villa**

Toilets **3**

Plot **483 m²**

Status **Off plan**

Furnished **Unfurnished**

Energy efficiency rating  **A**

Description

Three bedroom villa with roof garden and optional private pool

Nestled on the hill of Agios Athanasios of Limassol, a modern gated residential development offering a unique blend of comfort, sustainability, and resort-style living. Surrounded by lush greenery and located just minutes from the city center, the community boasts state-of-the-art facilities designed to enhance everyday life.

Facilities include:

CLUB HOUSE

The Club House is a collection of amenities where residents can spend their spare time constructively. The private lounge for residents is immaculately furnished and provides serene garden views.

RESIDENT'S LOUNGE

The Residents' Lounge offers a calm and welcoming atmosphere, perfect for enjoying a morning coffee or an afternoon drink. Elegantly designed with modern decor and plush, comfortable seating, the lounge serves as a vibrant social hub where residents can relax, engage in conversations, or simply enjoy a peaceful moment.

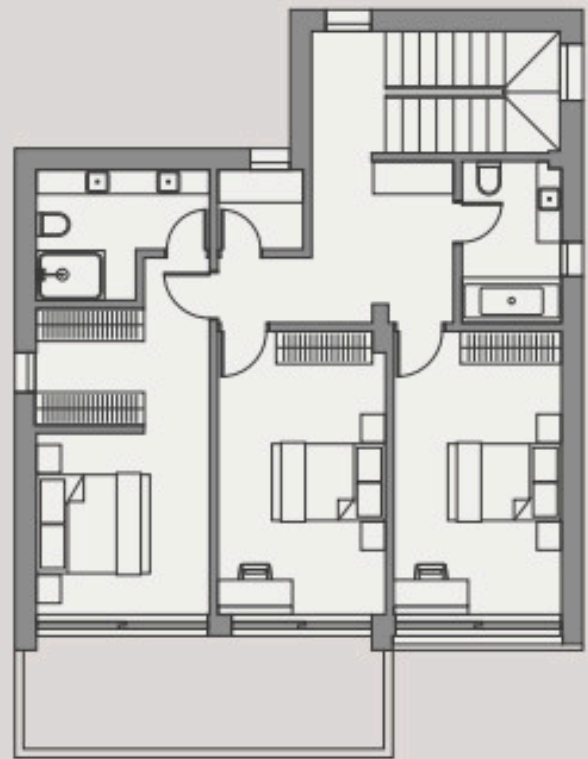
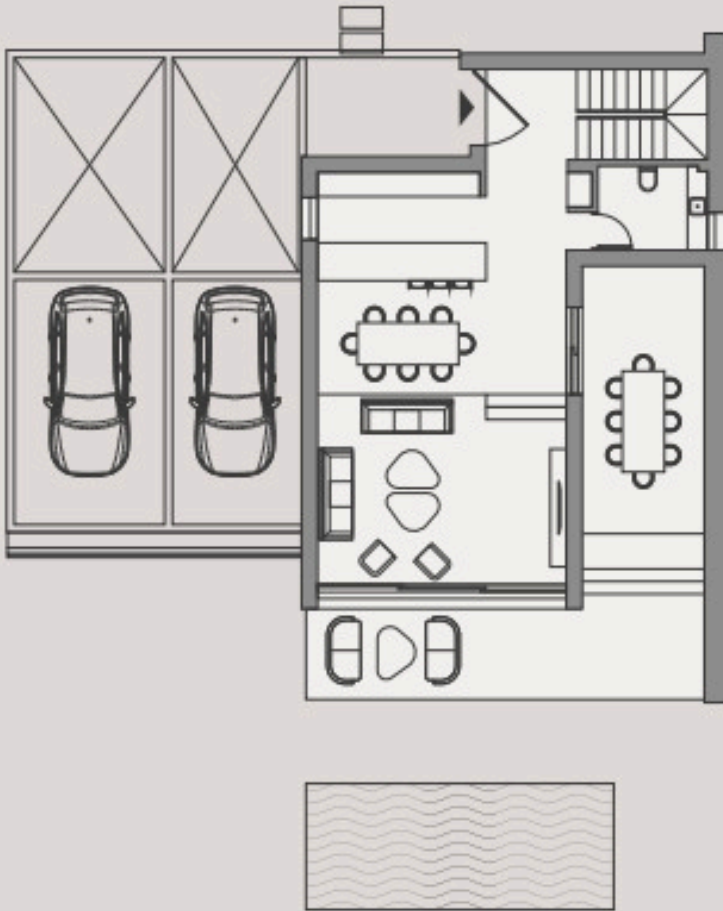
Whether you are catching up with neighbours or enjoying some quiet downtime, this thoughtfully designed space is the perfect extension of your home.

GYM

The gym provides weight and cardio machines as well as spacious stretching areas, so you can perform a wide variety of workouts.



Floor plans



GROUND FLOOR

Plot size	370-742m ²
Internal area	191m ²
External covered areas	37m ²
External uncovered areas	123m ²
Garden	119-477m ²
Total Covered Area	228m ²
Swimming pool	Optional
Bedrooms	3
Bathrooms	3

FIRST FLOOR

Living / Kitchen	5.90 x 9.75m
Bedroom 1	3.05 x 6.30m
Bedroom 2	2.95 x 5.00m
Bedroom 3	2.95 x 5.00m

The areas are indicative for this house type and



Additional information

Facilities

Aircondition, Provision

Gated complex

Pool, Communal

Childrens playground

Gym

Solar water heater

Clubhouse

Parking, Covered

Features

24-hour security

Double glazing

Electric car charger

Near amenities

Quiet area

Veranda

Bright

Easy access to highway

En suite bathroom

Play room

Rental potential

Door screen

Easy access to main roads

Garden

Pool bar

Roof garden

Distances

Amenities

 800 m

Airport

 65 km

Sea

 3 km


Schools

 1 km

Contact us



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