

64185015

# UNDER CONSTRUCTION THREE BEDROOM VILLA IN AG.ATHANASIOS

📍 Agios Athanasios, Limassol

€950,000 +VAT





# Overview

## Specifications

Bedrooms	Covered	 3	 236.3 m <sup>2</sup>
Type	<b>Detached Villa</b>	Roof garden	<b>96 m<sup>2</sup></b>
Showers	<b>4</b>	Status	<b>Under construction</b>
Toilets	<b>5</b>	Year of construction	<b>2026</b>
Plot	<b>306 m<sup>2</sup></b>	Furnished	<b>Unfurnished</b>
Covered veranda	<b>39.6 m<sup>2</sup></b>	Energy efficiency rating	 <b>A+</b>
Basement	<b>70 m<sup>2</sup></b>		

## Description

This under-construction boutique residential project is located in the highly sought-after area of Panthea, Limassol. Designed with contemporary architecture and high-quality finishes, the property offers an exceptional standard of living in a peaceful residential neighborhood.

Ideally positioned close to , the , and all essential amenities, the residence also benefits from easy access to Limassol city center and the highway, making it perfect for both permanent living and investment purposes.

The property sits on a 306 sq.m. plot and features a bright open-plan living and dining area with direct access to a covered veranda and private garden with swimming pool. The modern open-plan kitchen and a guest WC complete the ground floor layout.

A staircase leads to the 30 sq.m. basement, which includes a shower and WC. This versatile space can be used as a maid's room or guest suite and also offers an additional en-suite room ideal for an office or gym, with direct access to the covered parking.

On the first floor, there are three comfortable bedrooms, including a master bedroom with en-suite facilities, as well as a family bathroom. The property also boasts access to a roof garden featuring an additional en-suite room and both covered and uncovered verandas, offering extra space for relaxation or entertaining.

This is an excellent opportunity to acquire a modern home in one of Limassol's most desirable residential areas Ag.Athanasiou.



# Additional information

## Facilities

Aircondition, Provision	Heating, Provision	Landscaped garden
Maid's room	Parking, Covered	Pool, Private
Solar photovoltaic panels	Solar water heater	Storage

## Features

Alarm system (provision)	Balcony, back	Balcony, front
Barbeque	Bath	Bathroom underfloor heating
Bicycle parking	Breakfast bar	Bright
CCTV (provision)	Combined kitchen and dining area	Courtyard
Cul de sac	Door screen	Double glazing
Easy access to highway	Easy access to main roads	En suite shower
Energy efficient doors/windows	Entrance gate	Entrance gate, automated
Fireproof entrance doors	Fitted wardrobes	Floor-to-ceiling windows
Garden	Guest WC	Guest cloakroom
Guestroom	High ceilings	Internal stairs
Kitchen island	Laminate flooring	Laundry room
Luxury specifications	Modern design	Mountain view
Near amenities	Near bus route	Office
Openings in opposite sides	Panoramic view	Pipe-in-pipe plumbing system
Play room	Pressurized water system	Quiet area
Rental potential	Roof garden	Sea view
Shower	Shutters, electric (provision)	Smart home automation
Smart home automation (provision)	Sound insulation	Spacious rooms
Thermal insulation	Triple glazing	Utility room
Veranda	Veranda, back	Veranda, front
Veranda, large		



## Contact us



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