



VIVO
REALTY



BRAND NEW LUXURY 6 BEDROOM VILLA IN AGIOS ATHANASIOS

 [Limassol, Agios Athanasios](#)

8178694



Price	€1,300,000 +VAT	Type	House
Bedrooms	6	Bathrooms	3
Covered	346 m ²	Attic	29 m ²
Roof garden	40 m ²	Plot	465 m ²
Year of Construction	2022	Status	Under construction
Energy efficiency rating	A	Area	Limassol, Agios Athanasios

Description

A brand new 6 bedroom luxury villa, with sea views located in very quite residential area between Ag.Athanasios and Germasogeia with an easy access to to high way and very close to Foley's school!

The total building covered area is 346 sq.m , plus covered verandas Office on the roof garden terrace 29 sq.m. with own WC. Plus roof garden terrace is 40 sq.m. Plot is 465 sq.m .

The Villa consists of 3 bedrooms, one of them master bedroom with bathroom and walking wardrobe on the first floor. On the ground floor there is the kitchen with the big salon, guests toilet, lift for all the floors. and roof garden. On the basement there are 3 bedrooms , 2 of them with the own bathrooms and big laundry.

Spacious garage for two cars, Big swimming pool, Garden with the automatic water irrigation system, modern underfloor heating system, which allows to save up to 50 % of heating payments from usual gas and diesel heating, modern built-in air conditioners , windows are lift and slide and have double thermo glass with the argon gas between the glasses.

Kitchen, wardrobes, doors , sanitary and ceramic are Italian and German brands.
 Kitchen equipped with the Mille brands.



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Facilities

Aircondition, Central system
Parking, Garage, double
Landscaped garden
Solar water heater

Heating, Underfloor
Pool, Private
Outdoor shower

Features

Shower
Central sound system
Thermal insulation
Easy access to highway
Combined kitchen and dining area
Municipal water/sewage
Fitted wardrobes
Garbage disposal
Shutters, electric
Garden
Door screen
Irrigation system
Open plan
Mountain view
Double glazing
Granite countertops
Rental Potential
En suite Shower
Modern design
Sea view
Near amenities
Barbeque
Office
Kitchen appliances

Central TV system
Sound insulation
Easy access to main roads
Bathroom underfloor heating
Connected to electric mains
Balcony
Guest cloakroom
Entrance gate, automated
Fly screens
Pressurized water system
Bright
Walk-in closet
Corner
Alarm system
Ground Floor Bedroom
CCTV
En suite Bathroom
Luxury specifications
Panoramic view
Near bus route
Internet
Roof Garden
Laundry room

Distances

Amenities 500 m

Sea 4 km

Schools 1 km

Airport 65 km

Public Transport 300 m