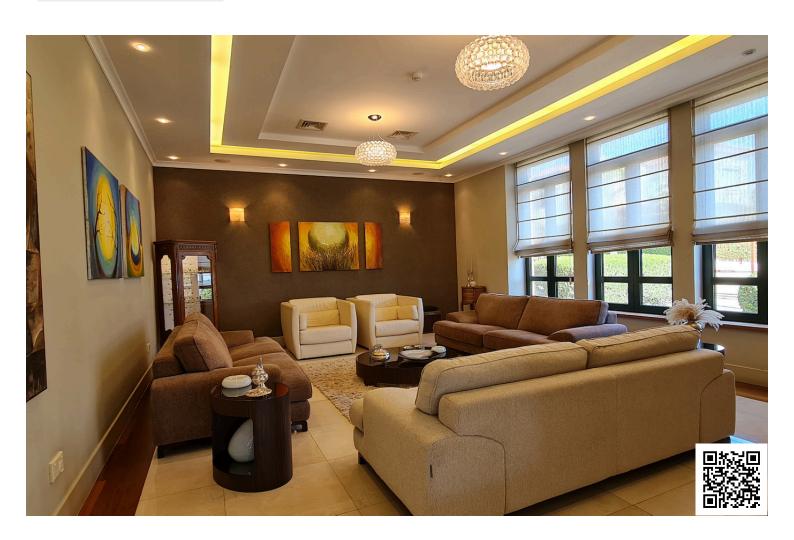


8184681

MAGNIFICENT POSTMODERN LUXURY VILLA IN AGIOS ATHANASIOS

Agios Athanasios, Limassol

€3,400,000























Overview

Specifications

= 5	№ 3	[] 750 m ²
Bedrooms	Bathrooms	Covered

2006	Year of construction	House	Туре	
Yes	Title deed	2	Showers	
Optional furnished	Furnished	5	Toilets	
Concrete	Structure	1037 m ²	Plot	
<i>≈</i> A	Energy efficiency rating	Resale	Status	

Description

A rare opportunity to acquire an architectural masterpiece showcasing postmodern design excellence and uncompromising luxury finishes. This exceptional 750m² residence sits gracefully on a 1,037m² plot in one of Agios Athanasios' most prestigious quiet residential neighborhoods, offering sophisticated family living at its finest.

- **Accommodation:**
- **Bedroom Suites:**
- 5 generously proportioned bedrooms, 3 featuring bespoke walk-in closets
- Master suite with opulent en-suite bathroom featuring double Jacuzzi, walk-in shower, and private WC
- 3 additional luxurious bathrooms
- 2 guest WC facilities (5 WC rooms in total)
- **Reception & Entertainment Spaces:**
- 2 expansive living rooms with soaring high ceilings and magnificent traditional marble fireplace
- 2 formal dining rooms, each accommodating 10-12 guests comfortably
- Gourmet kitchen featuring hand-crafted solid wood cabinetry
- Dedicated laundry room adjacent to kitchen
- Sophisticated office with built-in library shelving
- Impressive playroom/cinema room for family entertainment
- Extensive gym area for wellness and fitness
- Large storage and pump rooms ensuring practical functionality
- **Parking & Garage:**





Additional information

Facilities

Aircondition, Central system Gym Heating, Central

Landscaped garden Parking, Garage Pergola

Pool, Private Solar water heater Storage

Features

Alarm system Balcony Bar

Barbeque Breakfast bar Bright

CCTV Ceramic tiles City view

Combined kitchen and dining Connected to electric mains Double glazing

area

Casa a casa a ta lai alau a ca

Easy access to highway Easy access to main roads En suite bathroom

En suite shower Energy efficient doors/windows Entrance hall

Fitted wardrobes Garbage disposal Garden, large

Granite countertops Guest WC Guest cloakroom

Guestroom High ceilings Home cinema

Indoor fireplace Internal stairs Internet

Investment opportunity Irrigation system Jacuzzi

Kitchen appliances Kitchen island Laundry room

Library Lobby Luxury specifications

Marble flooring Municipal water/sewage Near amenities

Office Open plan Openings in opposite sides

Outdoor kitchen Panoramic view Pipe-in-pipe plumbing system

Play room Pool bar Pool view

Pressurized water system Quiet area Rental potential

Sea view Shower Shutters

Sound insulation Spacious rooms Study

Suitable for work Thermal insulation Veranda

Walk-in closet Water softener Wooden flooring





Distances

Amenities

1 km

Sea

≋ 6 km

Schools



Contact us



Sofia Geralis

(+357) 99408353

sgerali@vivorealty.com.cy



