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# EXCEPTIONAL 5 BEDROOM VILLA IN AGIOS ATHANASIOS - VERSALITE RESIDENTIAL & COMMERCIAL OPPORTUNITY

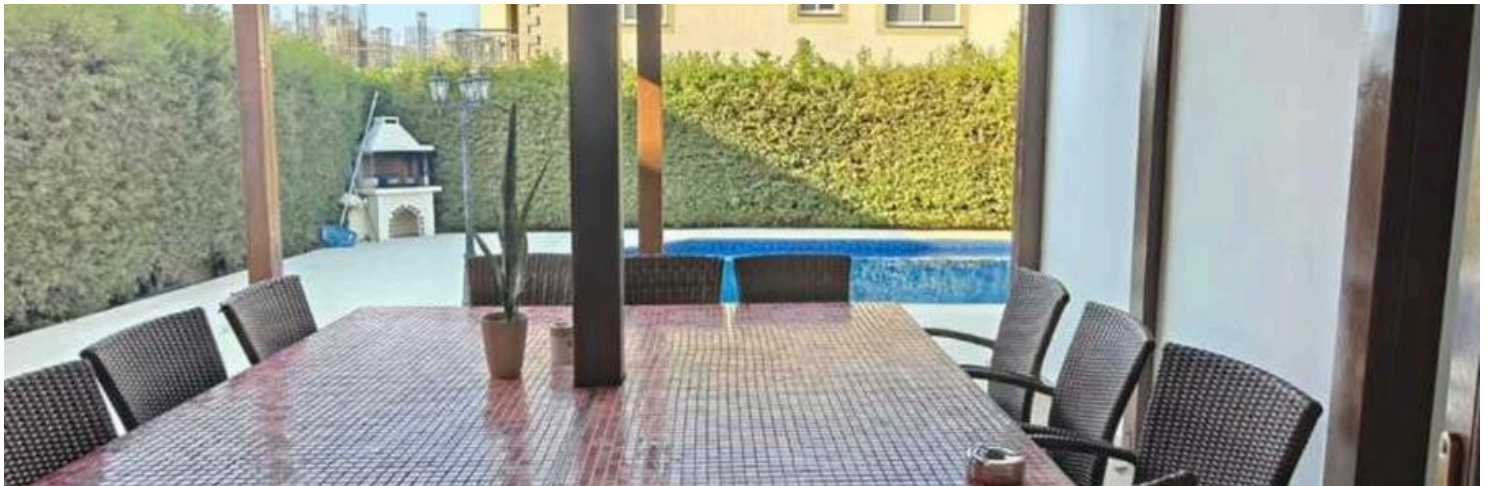
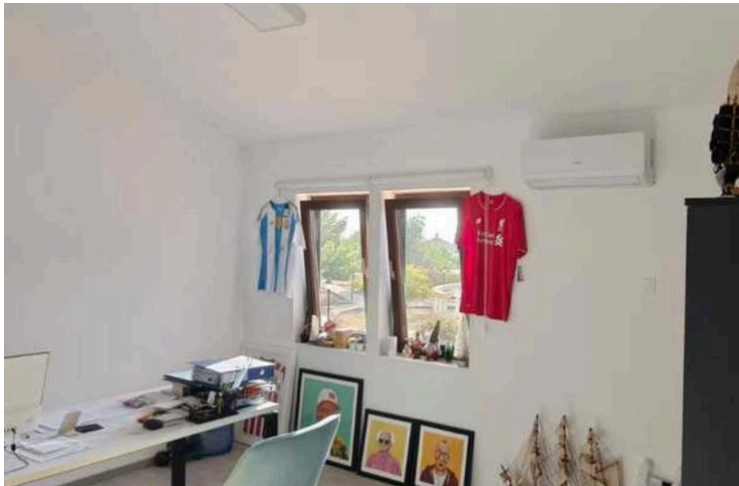
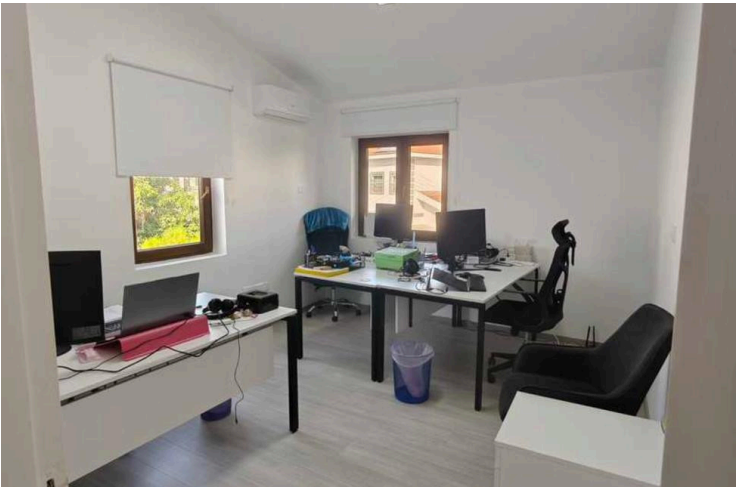
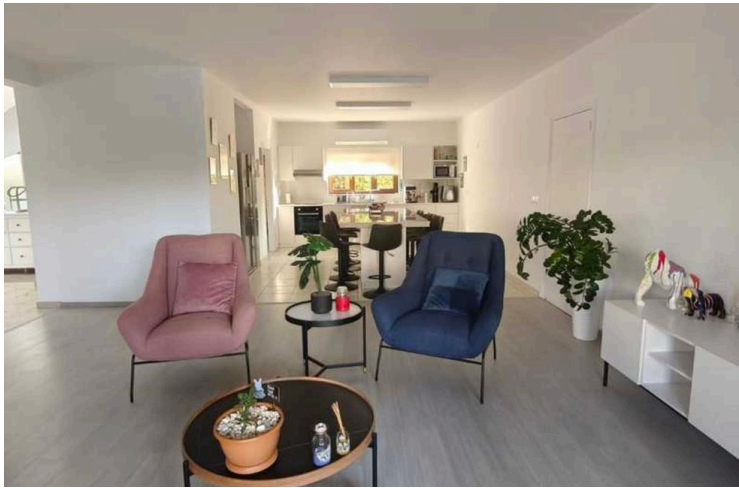
📍 Agios Athanasios, Limassol

€5,000 /month









# Overview

## Specifications

Bedrooms

 5


Bathrooms

 3

Covered

 350 m<sup>2</sup>

Type	<b>Detached Villa</b>
Showers	<b>1</b>
Toilets	<b>3</b>
Plot	<b>550 m<sup>2</sup></b>
Status	<b>Key ready</b>

Year of construction	<b>1999</b>
Furnished	<b>Optional furnished</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

Discover this impressive 350m<sup>2</sup> villa situated on a generous 550m<sup>2</sup> plot in the sought-after area of Agios Athanasios. Built in 1999 and comprehensively renovated in 2024, this property offers a unique blend of residential comfort and professional functionality.

The villa boasts five spacious bedrooms and has been thoughtfully upgraded to meet contemporary office standards, featuring raised flooring systems ideal for modern cabling and infrastructure needs. Having successfully operated as premium office space, the property demonstrates exceptional versatility for business use while retaining all the amenities of a luxury home.

Climate-controlled comfort is assured throughout, with air conditioning installed in every room. The outdoor space is equally impressive, centered around a beautiful swimming pool – perfect for creating a relaxing retreat or an inspiring break area for staff.

The substantial plot size provides ample parking possibilities and room for outdoor activities, while the property's generous proportions offer flexibility for various configurations, whether for corporate headquarters, professional services, creative studios, or a return to elegant residential living.

Located in Agios Athanasios, the villa benefits from excellent accessibility and proximity to Limassol's business districts and amenities, making it an ideal choice for discerning tenants seeking quality space in a prime location.

### Key Features:

350m<sup>2</sup> covered area across 5 bedrooms

550m<sup>2</sup> private plot

Swimming pool

Air conditioning throughout

Recently renovated (2024) with raised floors



# Additional information

## Facilities

Aircondition, Split system

Pool, Private

Heating, Split system

Solar water heater

Parking, Uncovered

Storage

## Features

Ceramic tiles

Easy access to highway

Garbage disposal

Internal stairs

Kitchen island

Near amenities

Pipe-in-pipe plumbing system

Quiet area

Spacious rooms

Veranda

Connected to electric mains

Easy access to main roads

Granite countertops

Internet

Laminate flooring

Near bus route

Pool view

Shower

Thermal insulation

Double glazing

En suite shower

Guest WC

Kitchen appliances

Municipal water/sewage

Open plan

Pressurized water system

Sound insulation

Tile flooring

## Distances

Amenities



1 km

Airport



68 km

Sea



5 km

Public transport




500 m

## Contact us



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