

# LUXURIOUS MODERN VILLA WITH BREATHTAKING SEA VIEWS IN SFALAGGIOTISSA AREA

2 500 000 €

<b>Property Code:</b>	1817	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	330 m <sup>2</sup>
<b>Plot Area:</b>	650 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Design
<b>Number of floors:</b>	3	<b>Heating:</b>	Underfloor heating
<b>Year of construction:</b>	2014	<b>Distance to the sea:</b>	3 km
<b>Distance to airport:</b>	60 km	<b>Status:</b>	Resale

## Property features:

Heating	Air Condition	Telephone Line	Alarm
Private Pool	Store Room	Laundry room	Solar panels for hot water
Double Glazing	Garage	Garden	Maids Room
Oven	Washing machine	Dish washer	Microwave
Cooker	Extractor Fan	Parking	Refrigerator
Balcony	Furniture		

## Description:

### Description

Modern luxurious villa with breathtaking sea views, located in a pleasant neighbourhood of beautiful villas in one of the most sought-after residential areas of Limassol, Sfalaggiotissa, Agios Athanasios. The villa is conveniently situated just across the road from the new Private Foley's School, a 5-minute drive to the highway, linking all the major towns on the island, a 10-minute drive to the city centre and to the sea.

This stunning villa is tastefully custom-designed according to the owners' preferences, with spacious living areas, luxurious finishing, high standard Italian built-in wardrobes and kitchen, expensive furniture, high-end electrical appliances and sanitary ware, wood and marble flooring, and many other specifications, offering maximum comfort and cosiness.

### Brief description.

First floor: a master bedroom with en suite shower, further 2 bedrooms, a family bathroom with "TEUCO" Jacuzzi and shower .

Ground floor: a spacious living room and entrance hall, a separate fully fitted Italian kitchen "ASTER" leading to the veranda and the garage, a guest bedroom with ensuite shower, guest toilet.

Basement: a store room, a big study room, a self-contained one bedroom apartment with a shower,

25.02.2026

## LUXURIOUS MODERN VILLA WITH BREATHTAKING SEA VIEWS IN SFALAGGIOTISSA AREA

---

2 500 000 €

a kitchen (currently used as a laundry room).

Outdoor area: an overflow swimming pool with Jacuzzi 10 x 5 m, a BBQ area, a veranda with Italian Rotan furniture, an outdoor storage, a garage for 3 cars, a garden with irrigation system, a water well for the swimming pool and watering the garden.

Features: amazing sea and city views, "DAIKIN" air condition units, central heating and underfloor heating throughout the villa, security system with video surveillance around the house, electric doors to the garage, electric shutters on all the windows and glass doors.

The villa of 330 m<sup>2</sup> total covered area is built on a plot of 615 m<sup>2</sup> in 2014.

The Title Deeds are available.

Number of bedrooms: 5

Number of bathrooms: 4

Total number of floors: 3

Total covered area: 330 m<sup>2</sup>

Land: 615 m<sup>2</sup>

Parking: 3

View: Sea and city view

Year built: 2014

### Features

Garage\*Solar panels\*Air conditioning\*Central heating\*Under floor heating\*Private garden\*Private swimming pool\*Storage\*Sea views\*Title deeds\*Shutters\*Security system (Video cameras and CCTV)

**LUXURIOUS MODERN VILLA WITH  
BREATHTAKING SEA VIEWS IN  
SFALAGGIOTISSA AREA**

---

2 500 000 €

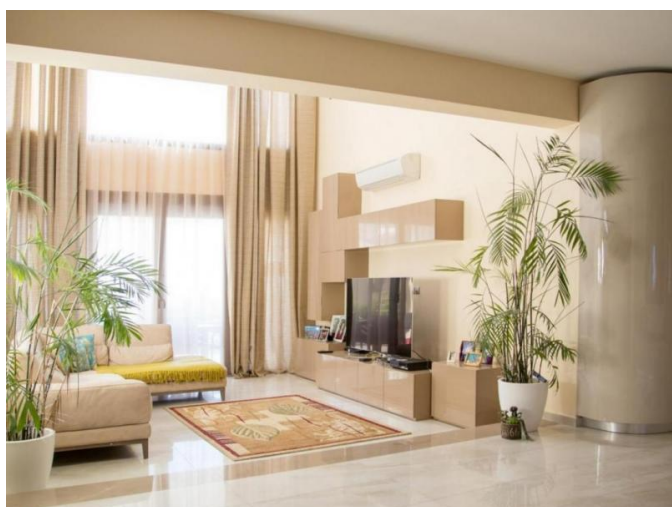




# LUXURIOUS MODERN VILLA WITH BREATHTAKING SEA VIEWS IN SFALAGGIOTISSA AREA

---

2 500 000 €

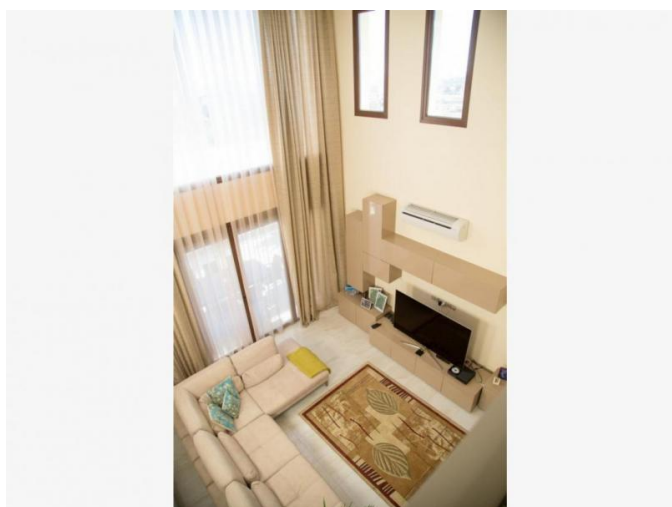




# LUXURIOUS MODERN VILLA WITH BREATHTAKING SEA VIEWS IN SFALAGGIOTISSA AREA

---

2 500 000 €



**LUXURIOUS MODERN VILLA WITH  
BREATHTAKING SEA VIEWS IN  
SFALAGGIOTISSA AREA**

.....

2 500 000 €

