

**STUNNING VILLA WITH BREATH-TAKING  
VIEWS LOCATED IN A PLEASANT  
NEIGHBORHOOD AGIOS...**

€ 1 250 000

<b>Property Code:</b>	2243	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	510 m <sup>2</sup>
<b>Plot Area:</b>	634 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Number of floors:</b>	2
<b>Heating:</b>	Central heating	<b>Distance to the sea:</b>	5 km
<b>Distance to airport:</b>	60 km	<b>Status:</b>	Resale
<b>VAT:</b>	NO VAT	<b>Covered verandas, m<sup>2</sup>:</b>	110

**Property features:**

Unfurnished	Heating	Air Condition	Parking - Covered
Telephone Line	Alarm	Store Room	Fireplace
Laundry room	Solar panels for hot water	Double Glazing	Garage
Maids Room	Oven	Washing machine	Dish washer
Cooker	Extractor Fan	Parking	Refrigerator
Balcony			

**Description:**

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Modern luxurious villa with breath-taking views, located in a pleasant neighbourhood of beautiful villas in one of the most sought-after residential areas of Limassol, Sfalagiotissa, Agios Athanasios.

The villa is conveniently situated just in a 1-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 ceramic flooring, and many other specifications, offering maximum comfort and cosiness. The ground floor is used now as a luxurious spa salon.

Brief description.

Ground floor - In total covered area of 180 sq.m plus 56 sq.m covered verandas

180 sq.m covered area and 54 sq.m covered verandas

The upper floor of a villa consisting a spacious living room, open plan fully fitted Italian kitchen, a 4 bedrooms all en-suite, guest toilet, laundry room. In total covered area of the first floor 180 sq.m plus 56 sq.m covered verandas

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Basement: total covered area of 60 sqm - a self-contained one bedroom apartment with a shower, a kitchen (currently used as a gym area).

All house has central heating to keep you warm during winter and a/c for cooling you down during the very hot Cyprus summer months.

Outdoor area: a lots of parking spaces - there is a provision for the swimming pool as well.

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

The villa of 510 sq.m total covered area is built on a plot of 634 sq.m

The Title Deeds are available.

Number of bedrooms: 8

Number of bathrooms: 10

Total number of floors: 3

Total covered area: 510sq.m

Land: 634 sq.m

Parking: 10

View: Sea and city view

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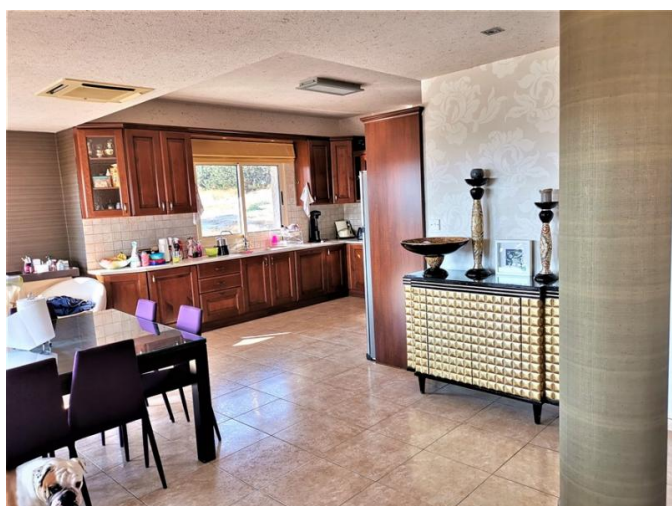
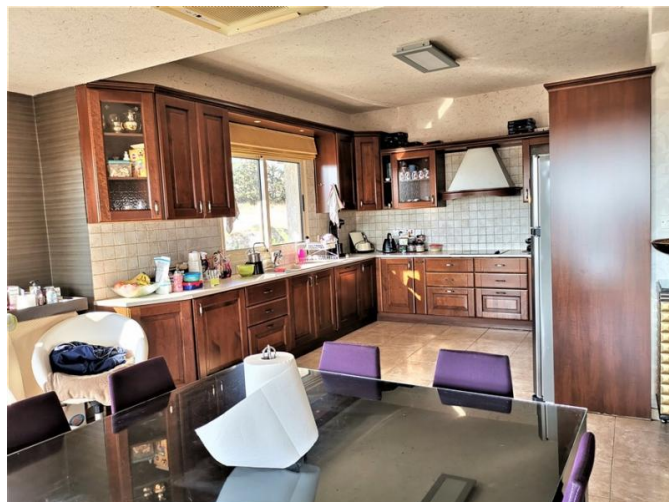
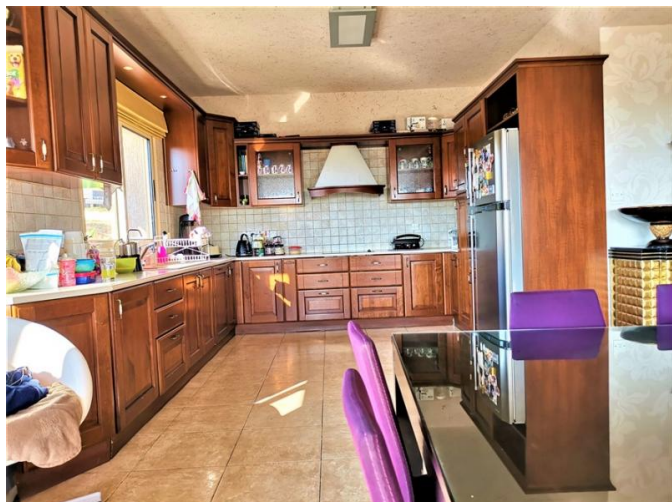
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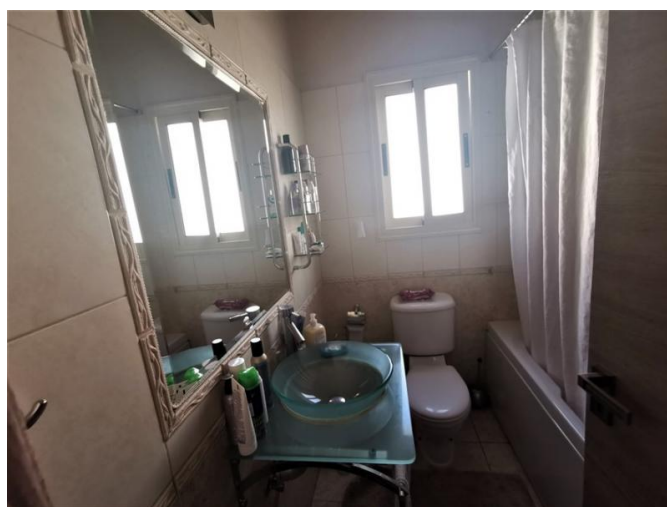
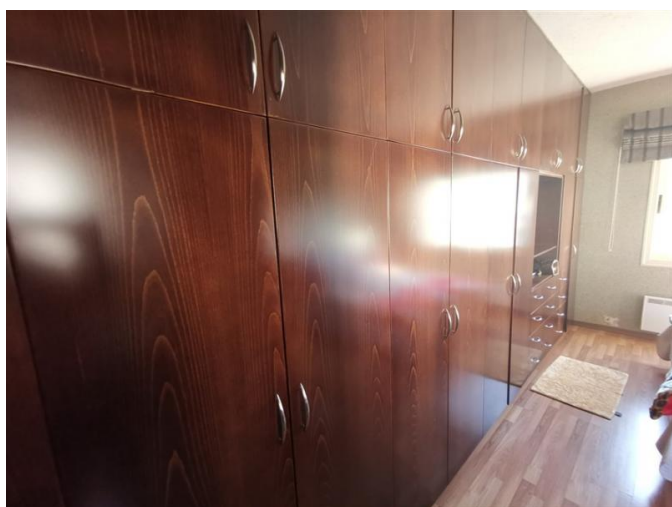
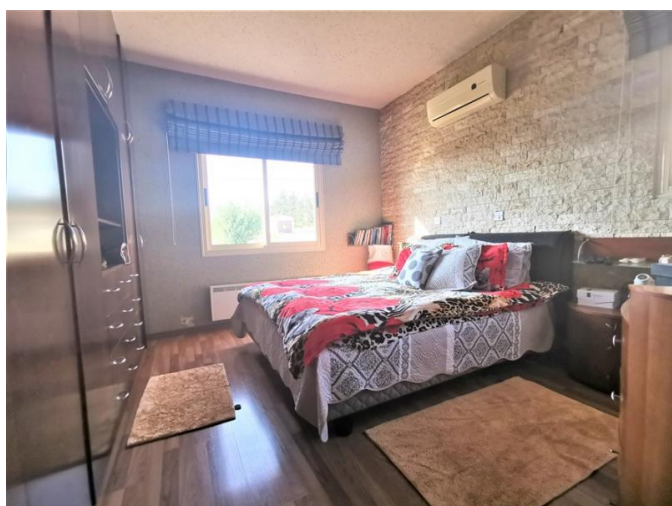
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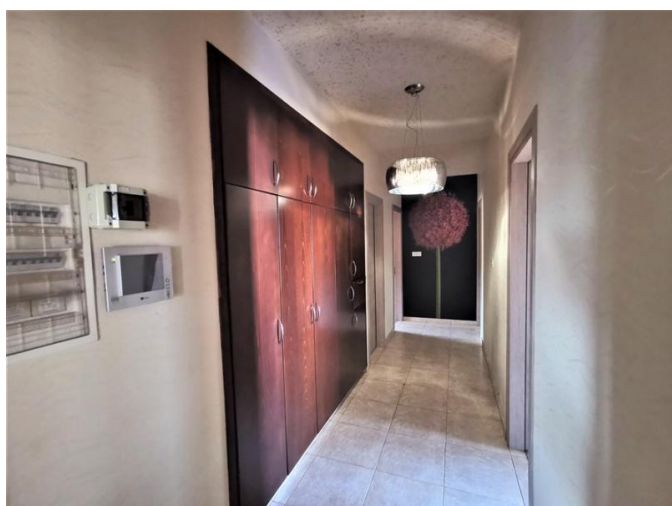
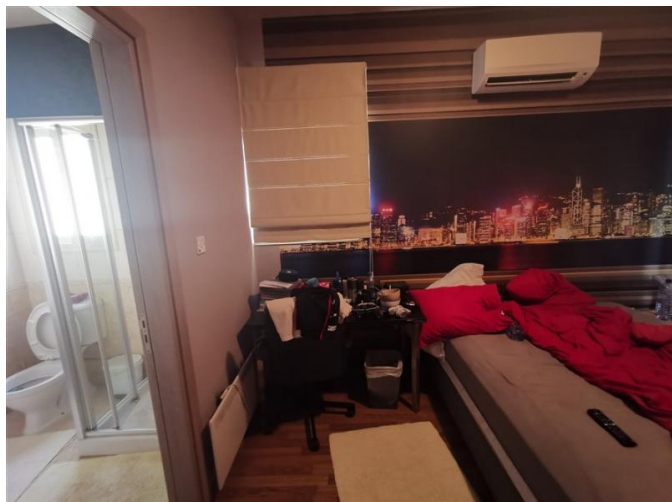
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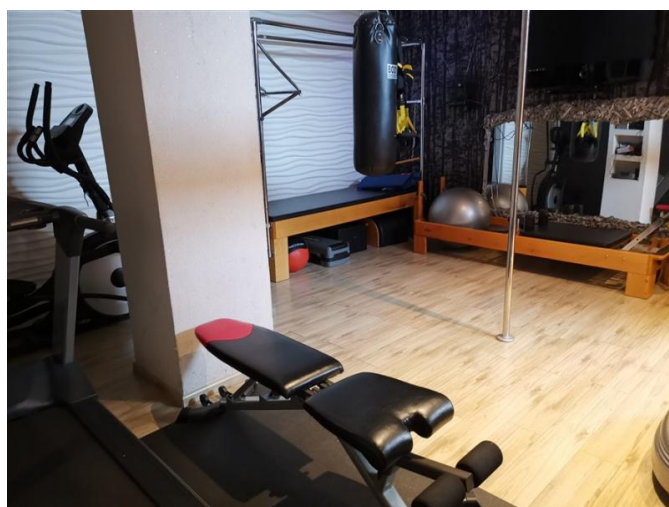
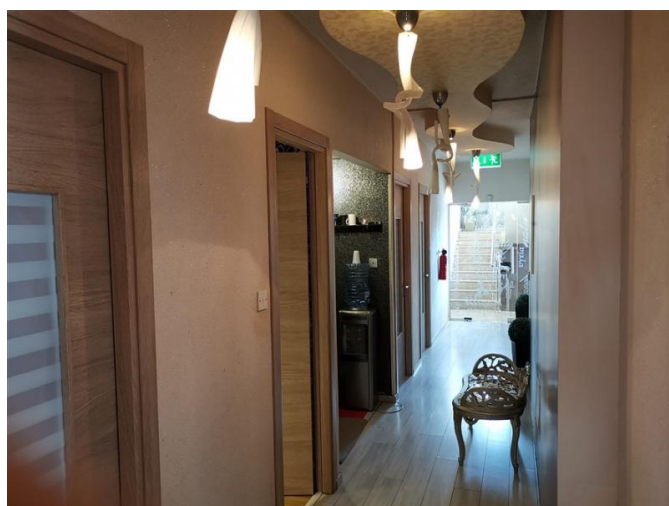
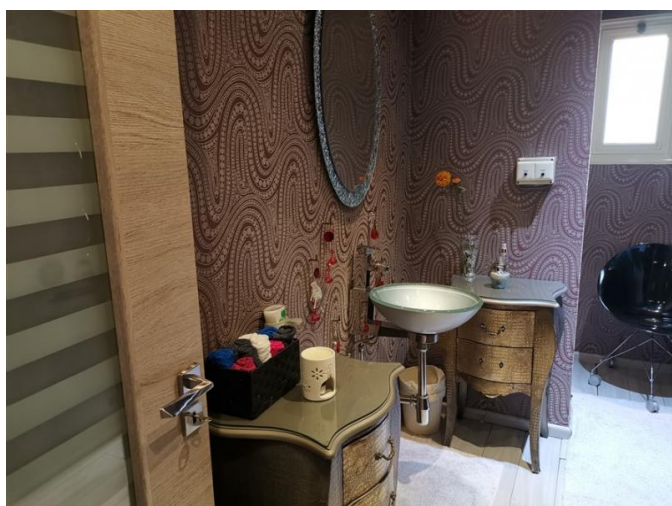
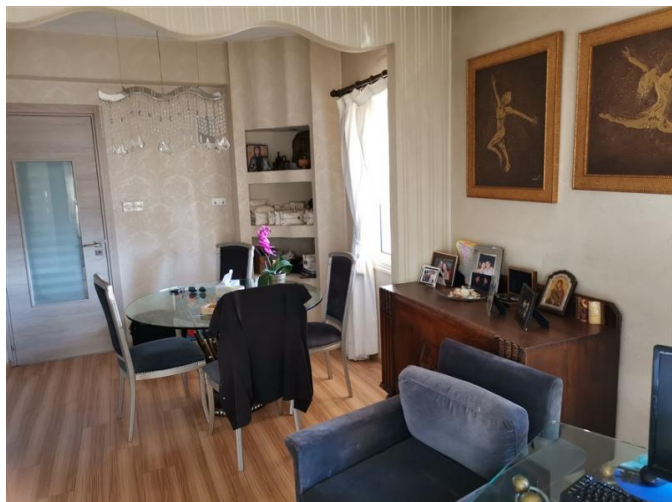
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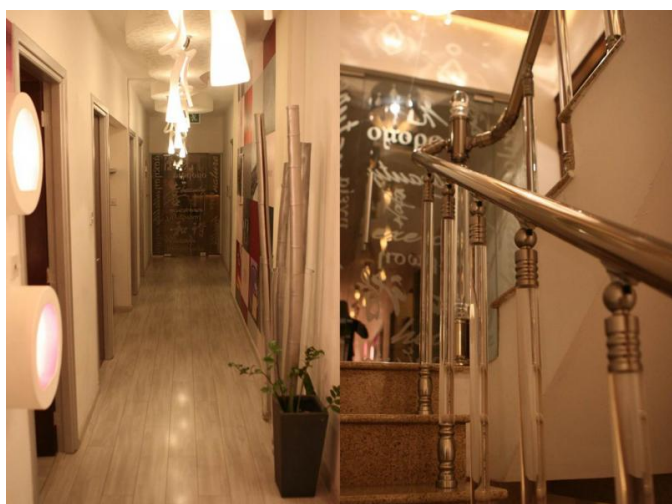
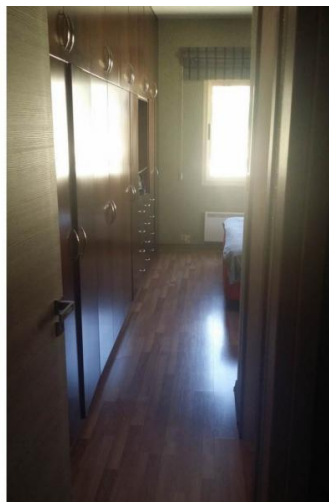
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