

**BRAND NEW BEAUTIFUL 5-BEDROOM  
VILLA WITH STUNNING VIEWS OF THE SEA  
AND THE CITY**

€ 1 500 000

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<b>Property Code:</b>	3245	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	400 m <sup>2</sup>
<b>Plot Area:</b>	733 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Modern
<b>Number of floors:</b>	3	<b>Year of construction:</b>	2022
<b>Distance to the sea:</b>	6 km	<b>Distance to airport:</b>	60 km
<b>Status:</b>	New	<b>VAT:</b>	PLUS VAT
<b>Uncovered verandas, m<sup>2</sup>:</b>	240	<b>Covered verandas, m<sup>2</sup>:</b>	35

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**Property features:**

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Unfurnished	Heating	Air Condition	Parking - Covered
Telephone Line	Alarm	VRV central ceiling system	Private Pool
Store Room	Laundry room	Solar panels for hot water	Double Glazing
Garage	Garden	Maids Room	Balcony

**Description:**

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OVERVIEW

Bedrooms: 5

Bathrooms: 4

Floors: 2

Parking Spaces: 2

Basement: Yes

Internal Covered: 396 m<sup>2</sup>

Covered Veranda: 34.4 m<sup>2</sup>

Uncovered Veranda: 238 m<sup>2</sup>

Covered Parking: 81 m<sup>2</sup>

Plot: 733 m<sup>2</sup>

Status: Off plan

Energy Efficiency Rating: A

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08.05.2026

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Delivery Date: December 2022

Units: 1

This project brings to life the dream of a house in one of the best locations in Limassol; the sea view, the spacious plots the, joy of living in your own house- this is as Mediterranean as it can get.

## THE PROJECT

is a beautiful 5-bedroom villa that is distinguished by functionality, convenience of planning solutions, modern design and high-quality interiors. Residents will enjoy stunning views of the sea and the city from all floors, while the spacious plot offer plenty of space for gardening, outdoor activities and all the benefits of living in your own house.

## THE DETAILS

Elegant design

Spacious plot

Stunning sea view

Modern architecture and high-quality exterior

Spacious interior

## THE JOY OF YOUR OWN HOME

is unique for its mere design; rarely does one find such stunning house projects, built on spacious plot and benefiting from top-end facilities. Comprising is built with the highest specifications, merging the exterior and interior spaces through a coherent living experience.

AN URBAN RETREAT, THE PROPERTY'S COMMON FEATURES SUCH AS THE INDOOR POOL AND COMMON COURTYARD DRAWS THE RESIDENT INTO AN EXCITING LAYOUT MADE FOR RELAXING AND ENTERTAINING

## TURNKEY FINISHES

Semi-solid parquet floors in each room | Marble floors and walls in toilets & bathrooms | High ceilings (2.90-3.20m) | Security entrance doors | Provision for underfloor heating | Provision for VRV A/C | High quality sanitary wear from European brands | Double glazed thermal aluminium window frames | High-quality kitchen cabinets from Italy | High quality wardrobes from European brands

## THE LOCATION

Agios Athanasios is one of the most traditionally exclusive areas in Limassol; the area is home to

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some of the most impressive residences in the city. An area with high investment potential, it is home to the best schools, both public and private while its development over the years has transformed the area into a suburban center with all necessary amenities within reach.

INSPIRED BY THE CITY'S TRADITIONAL CHARM AND VIBRANT PACE, IS A MASTERPIECE OF DESIGN, CRAFTSMANSHIP AND EXCITING LIVING AT ONE OF THE MOST ENVIABLE LOCATIONS IN LIMASSOL

## LOCATION BENEFITS

- Tranquil and quiet area
- Developed infrastructure
- Modern and comfortable accommodation
- Lack of dense development
- Proximity to the city center and the sea

## A GREAT PLACE FOR PERMANENT RESIDENCE, RECREATION AND REAL ESTATE INVESTMENT FACILITIES

- Aircondition, Provision
- Gated complex
- Heating, Provision
- Parking, Covered
- Solar water heater
- Storage
- Pool, Private

## FEATURES

- Alarm system
  - Barbeque
  - City view
  - Cul de sac
  - Elevated
  - En suite Bathroom
  - Entrance gate, automated
  - Garden, large
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Granite countertops  
Ground Floor Bedroom  
Guest cloakroom  
High ceilings  
Investment opportunity  
Luxury specifications  
Marble stairs  
Modern design  
Near amenities  
Next to green area  
Panoramic view  
Quiet Area  
Rental Potential  
Sea view  
Veranda, large  
Walk-in closet

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