

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

1 500 000 €

Property Code:	3245	Type:	Sale - House/Villa
Location:	Limassol - AGIOS ATHANASIOS	Internal Area:	400 m ²
Plot Area:	733 m ²	Bedrooms:	4
Bathrooms:	4+	Renovation:	Modern
Number of floors:	3	Year of construction:	2022
Distance to the sea:	6 km	Distance to airport:	60 km
Status:	New	VAT:	PLUS VAT
Uncovered verandas, m²:	240	Covered verandas, m²:	35

Property features:

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:

OVERVIEW

Bedrooms: 5

Bathrooms: 4

Floors: 2

Parking Spaces: 2

Basement: Yes

Internal Covered: 396 m²

Covered Veranda: 34.4 m²

Uncovered Veranda: 238 m²

Covered Parking: 81 m²

Plot: 733 m²

Status: Off plan

Energy Efficiency Rating: A

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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

