

# FOR SALE BRAND NEW 4 BEDROOM VILLA IN AGIOS ATHANASIOS

720 000 €

<b>Property Code:</b>	6065	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	188 m <sup>2</sup>
<b>Plot Area:</b>	290 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Year of construction:</b>	2023
<b>Distance to the sea:</b>	1 km	<b>Distance to airport:</b>	50 km
<b>Status:</b>	New		

## Property features:

Provision for Air-conditioning	Roof Garden	Shutters	Storage
Telephone Line	Double Glazing	Garage	Balcony

## Description:

### Technical Specifications:

1. Building Structure: Reinforced concrete frame comprising of raft foundation, columns, beams, and slabs, designed in accordance with the regulations for anti-earthquake construction. C30 Concrete, European Steel Grade 500.
2. Walls: Exterior walls will be 30cm thermo-insulated 9-hole bricks from Ledra Brick Factory. Internal partition walls will be 20cm thermo-insulated bricks from Ledra Brick Factory and 10cm hollow bricks. Beams and columns will be thermo-insulated with 5cm of polystyrene.
3. Finishes: The entrance hall, living room, dining areas, kitchen areas, verandas, parking area, and roof garden verandas will all have ceramic floor tiles. The bedrooms will all have laminate parquet. Bathrooms will have both floor and wall ceramic tiles made in Spain, and the internal staircase will be marble. Building floor drain.
4. Doors and windows: House external balcony sliding doors and windows are with anodized aluminum MU 114 with double glazing windows.
5. Wardrobes and kitchen cupboards: Kitchen cupboards and bedrooms' wardrobes will be made from MDF Oak grain. The kitchen worktop will be granite of €180.00/m<sup>2</sup> value, washbasins top will be granite of €90.00/m<sup>2</sup> value, laundry, and attic room kitchenette worktop will be of wood.
6. **Water Supply:**

Hot and cold water supply lines pipes will be provided (made in Germany Viega or equivalent)

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Cold water tank of 800ltr will be installed (made in Greece Sonne or equivalent)  
Water pressurized pump will be installed (made in Greece Sonne or equivalent)  
Solar panels for hot water and electric water heater will be installed (made in Greece Sonne or equivalent)  
Hot water boiler of 200ltr will be installed (made in Greece Sonne or equivalent)

## **7. Electrical Installations:**

TV points are provided in the living area kitchen and in all bedrooms, connected to a central antenna (made in Singapore Legrand or equivalent)  
Telephone sockets will be installed in all bedrooms and living area (made in Singapore Legrand or equivalent)  
Switches with safety fuses or dipolar switches with light indicators will be installed for all kitchen appliances and a/c provisions, in accordance with the electricity authority's regulations (made in Singapore Legrand or equivalent)

**8. Air Conditioning:** Embedded pipes for split unit air-conditioning system will be made provisions for the living/kitchen room and in all bedrooms.

**9. Shutters:** Embedded track for electric shutters will be installed in all windows, except the balcony doors, bathrooms, and kitchen's windows.

**TOTAL AREA : 290m<sup>2</sup>**

**INTERNAL COVERED AREA : 188m<sup>2</sup>**

**VERANDA : 58m<sup>2</sup>**

**COVERED PARKING : 20m<sup>2</sup>**

**PRICE €720 000 + VAT**

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