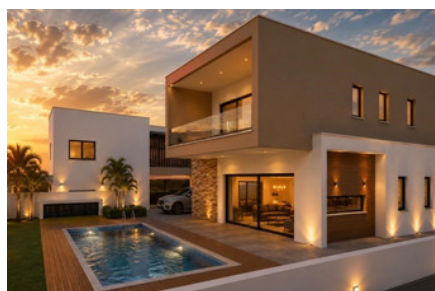
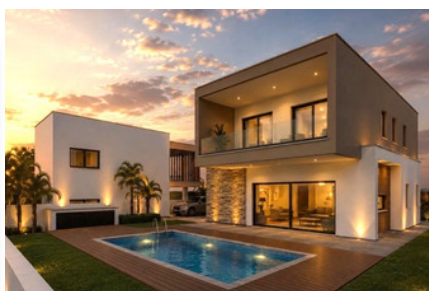


MODERN VILLA IN AGIOS ATHANASIOS - 4 BEDROOM

#2809

€780,000 + VAT



 **Bedrooms:** 4

 **Bathrooms:** 3

 **Covered:** 179m²

 **Plot:** 448m²

 **Status:** Under construction

 **Pool:** Private



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P R O P E R T Y F O R S A L E

MODERN VILLA IN AGIOS ATHANASIOS - 4 BEDROOM

OVERVIEW

 Limassol, Agios Athanasios  Villa  2809

DESCRIPTION

Experience modern living in one of Limassol's most sought-after residential areas. This elegant 4-bedroom detached villa in Agios Athanasios combines contemporary architecture, premium finishes, and energy-efficient design, offering the perfect home for families seeking comfort, privacy, and convenience.

Set on a 448 m² plot, the property features 179 m² of internal covered area, complemented by 67 m² of covered verandas, creating generous indoor and outdoor living spaces. The beautifully landscaped garden surrounds a 4 x 8 m private swimming pool, ideal for relaxing or entertaining throughout the year.

The villa has been designed with attention to detail and includes spacious open-plan living and dining areas, a modern kitchen, four comfortable bedrooms, and luxurious finishes throughout. The master bedroom benefits from an en-suite shower, while a guest WC adds extra convenience for visitors.

Built to Energy Efficiency Class A, the property is equipped with photovoltaic panels, thermal insulation, and double-glazed windows, ensuring lower energy consumption and year-round comfort.

Offering a perfect balance of style, functionality, and sustainability, this exceptional villa presents an outstanding opportunity to own a modern family home in the prestigious area of Agios Athanasios, Limassol. With its prime location, elegant design, and premium specifications, this property is ideal as both a permanent residence and a high-value investment.

FACILITIES

Aircondition, Split system	Heating, Provision	Parking, Covered
Pool, Private	Solar water heater	Solar photovoltaic panels

FEATURES

Thermal insulation	Fitted wardrobes	Garden, large
Double glazing	Guest WC	Veranda
Quiet area	En suite shower	Luxury specifications
Modern design	Near amenities	



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