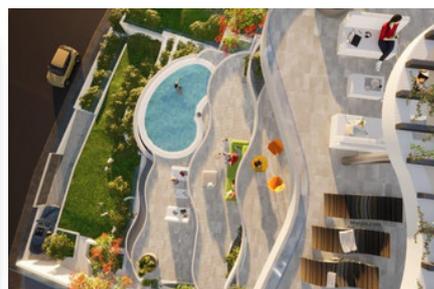


# PANORAMIC VILLA IN AGIOS ATHANASIOS - 5 BEDROOM

## #2707

## €3,100,000 + НДС



 Спальни: 5

 Ванные комнаты: 5

 Общая площадь: 600m<sup>2</sup>

 Участок: 673m<sup>2</sup>

 Статус: Off plan

 Бассейн: Private



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

# PANORAMIC VILLA IN AGIOS ATHANASIOS - 5 BEDROOM

## ОБЗОР

 Limassol, Agios Athanasios

 Villa  2707

## ОПИСАНИЕ

A truly exceptional property becomes available! Off-plan villa offering 600 m<sup>2</sup> of internal space, with a plot of 673m<sup>2</sup>, perfectly situated in the desirable area of Agios Athanasios. This impressive property features 5+ spacious bedrooms and 5+ modern bathrooms, designed to provide privacy and comfort for the whole family.

Enjoy contemporary living with a central AC system, underfloor heating, and an elevator for convenience across every level. The villa sits on a large plot, providing ample outdoor space with a private swimming pool and breathtaking panoramic views of the city and the Mediterranean sea. A private gym is included for your everyday wellness routine.

Agios Athanasios is known for its peaceful ambiance, scenic surroundings, and excellent connection to local amenities. Residents here enjoy easy access to shops, schools, and essential services, making daily life straightforward and enjoyable.

With energy efficiency class A, this villa offers the perfect balance between luxury and sustainability. Whether relaxing by the pool or admiring the sea and city views from your veranda, this home is a true retreat. Contact Quastilo for more information on this outstanding opportunity to own an elegant and superb property with undeniable charm.

### APPROVED BUILDING PERMIT DESIGN:

Internal Covered Living Area: 446.07m<sup>2</sup>

Internal Covered Garage: 36.01m<sup>2</sup>

Pool: liver shaped, infinity

External Covered Verandas: 96.48m<sup>2</sup>

Roof Garden with BBQ: 130.80m<sup>2</sup>

Covered Parking: 22.88m<sup>2</sup>

Mechanical room (extendable): 14.27m<sup>2</sup>

Future Optional Extensions: 43.90m<sup>2</sup>

## УДОБСТВА

Aircondition, Central system

Heating, Underfloor

Parking, Covered

Pool, Private

Elevator

Gym

Storage

Maid's room

Solar water heater



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