



Reference 10339

## Luxurious 5-Bedroom Villa with Panoramic Views in Agios Athanasios

€3,800,000

Agios Athanasios, Limassol

5 Bedrooms

6 Bathrooms

590 m<sup>2</sup> Covered

### Description

Set in a prestigious and secure neighbourhood in the hills of Agios Athanasios, this exceptional villa combines breathtaking views with world-class amenities.

#### Key Features:

- 5 Bedrooms
- 6 WCs
- Internal Area: 590 m<sup>2</sup>
- Plot size: 800 m<sup>2</sup>
- 3 Bedrooms on the first floor | All ensuite
- 2 Bedrooms in the basement, including an ensuite guest bedroom and a maid's room with a private bathroom
- Main bedroom features a spa-like ensuite with a jacuzzi
- Guest WC
- Double glazing
- Covered parking for two cars with secure automatic gate access

Plot	800 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	A
Year of construction	2012
Status	Resale



- Construction Year: 2012 | Immaculately maintained

#### Spacious & Luxury Features:

- 3 expansive living areas, including an open-plan space with a modern kitchen
- Elegant relaxation room overlooking a tranquil koi pond
- Central heating & floor heating in the main living area
- Fully Furnished & Equipped with premium-quality furniture and appliances (extra cost applies)
- Space for a gym or home cinema in the basement
- Large Swimming Pool (11.5 x 7 meters) with an adjacent jacuzzi
- BBQ area, beautifully landscaped gardens, and koi pond

#### Additional Amenities:

- Advanced security system with CCTV surveillance
- High, secure fences providing ultimate privacy and protection

#### Location Highlights:

- Prestigious neighborhood surrounded by luxury residences
- Elevated position offering stunning sea and city views
- Close to top schools, shops and essential amenities
- Easy access to the highway for seamless connectivity



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Central
  - ✓ Parking · Garage, double
  - ✓ Pool · Private, overflow
  - ✓ Gym
  - ✓ Storage
  - ✓ Landscaped garden
  - ✓ Maid's room
  - ✓ Outdoor shower
  - ✓ Solar water heater
  - ✓ Solar photovoltaic panels
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## Features

- ✓ Guest WC
  - ✓ Quiet area
  - ✓ Parquet flooring
  - ✓ Barbeque
  - ✓ CCTV
  - ✓ Rental potential
  - ✓ En suite bathroom
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Panoramic view
  - ✓ Sea view
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Indoor fireplace
  - ✓ Guestroom
  - ✓ Jacuzzi
  - ✓ Laundry room
  - ✓ Kitchen appliances
  - ✓ Alarm system
  - ✓ Double glazing
  - ✓ City view
  - ✓ Irrigation system
  - ✓ Garden, large
  - ✓ Pressurized water system
  - ✓ Investment opportunity
  - ✓ Internal stairs
  - ✓ Bright
  - ✓ Balcony
  - ✓ Fitted wardrobes
  - ✓ Entrance gate, automated
  - ✓ Kitchen island
  - ✓ Pipe-in-pipe plumbing system
  - ✓ Energy efficient doors/windows
  - ✓ Pool view
  - ✓ Elevated
  - ✓ Spacious rooms
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Separate dining area
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## Gallery





















