



Reference 10384

Luxurious 5-Bedroom Villa with Panoramic Views in Agios Athanasios

€3,800,000

Agios Athanasios, Limassol

5 Bedrooms

6 Bathrooms

590 m² 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 m²
- Plot size: 800 m²
- 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 ²
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











