



Reference 10589

## Spacious Villa with Private Pool in Agios Athanasios

**€1,200,000**

Agios Athanasios, Limassol

4 Bedrooms | 3 Bathrooms | 340 m<sup>2</sup> Covered

### Description

Discover your dream home in this magnificent detached villa located in the sought-after area of Agios Athanasios. This spacious property, with an internal area of 340 m<sup>2</sup>, boasts four generous bedrooms and three well-appointed bathrooms, providing ample space for families or those who love to entertain.

Set on a large plot, the villa features beautifully landscaped gardens and a private swimming pool, perfect for relaxing on sunny days. Built in 1995, the property has been lovingly maintained, ensuring comfort and modern living. The central air conditioning system guarantees a cool and comfortable environment year-round.

- 4 bedrooms
- 3 bathrooms
- Internal Area 340m<sup>2</sup>
- Swimming Pool
- Covered Parking

Plot	659 m <sup>2</sup>
Covered veranda	20 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	A
Year of construction	1995
Status	Resale



- Plot 659 m2
- Close to several amenities

Agios Athanasios is known for its peaceful atmosphere and stunning views. Residents enjoy a blend of local charm and modern conveniences, with shops, cafes, and recreational facilities just a short drive away. The community is welcoming and ideal for families looking to settle in a vibrant yet quiet area.

With an impressive energy efficiency rating of A, this villa not only enhances your living experience but also promotes sustainable living.

The villa needs some renovation, but with a little touch from the new owner can be transformed into a dream home.

For more information and to schedule a viewing, contact Kadis Estates today and take the first step towards making this beautiful villa your new home.



## Facilities

✓ Aircondition · Central system   ✓ Heating · Split system   ✓ Parking · Covered   ✓ Pool · Private

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## Features

✓ Next to green area   ✓ Guest WC   ✓ Veranda, back   ✓ Veranda, large   ✓ Quiet area  
✓ Granite countertops   ✓ Ceramic tiles   ✓ Rental potential   ✓ En suite bathroom   ✓ Modern design  
✓ Near amenities   ✓ Indoor fireplace   ✓ Laundry room   ✓ Kitchen appliances   ✓ Double glazing  
✓ Open plan   ✓ Garden, large   ✓ Pressurized water system   ✓ Investment opportunity  
✓ Play room   ✓ Suitable for work   ✓ Bright   ✓ Fitted wardrobes   ✓ Garbage disposal  
✓ Utility room   ✓ Courtyard   ✓ Connected to electric mains   ✓ Municipal water/sewage  
✓ Combined kitchen and dining area   ✓ Spacious rooms   ✓ High ceilings  
✓ Easy access to main roads   ✓ Easy access to highway

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## Gallery















