

Reference 13417

## 3+1 Bed Detached Villa with roof garden in Agios Athanasios, Limassol

**€850,000** +VAT

Agios Athanasios, Limassol

3 Bedrooms

6 Bathrooms

183.2 m<sup>2</sup> Covered

### Description

- 3 bedrooms
- 6 W/C
- Internal Areas 183.2m<sup>2</sup>
- Basement 50.2m<sup>2</sup>
- Covered Verandas 76.4m<sup>2</sup>
- Uncovered Verandas 170.2m<sup>2</sup>
- Roof Garden 73.9m<sup>2</sup>
- Plot Area 306m<sup>2</sup>
- Swimming Pool
- Maid's Room
- Storage
- Photovoltaic Panels

Plot	306 m <sup>2</sup>
Covered veranda	76.4 m <sup>2</sup>
Uncovered veranda	170.2 m <sup>2</sup>
Roof garden	73.9 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	A
Year of construction	2027
Status	Off plan



## Facilities

- ✓ Aircondition · Provision
  - ✓ Parking · Covered
  - ✓ Pool · Private
  - ✓ Gym
  - ✓ Storage
  - ✓ Maid's room
  - ✓ Solar water heater
  - ✓ Solar photovoltaic panels
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## Features

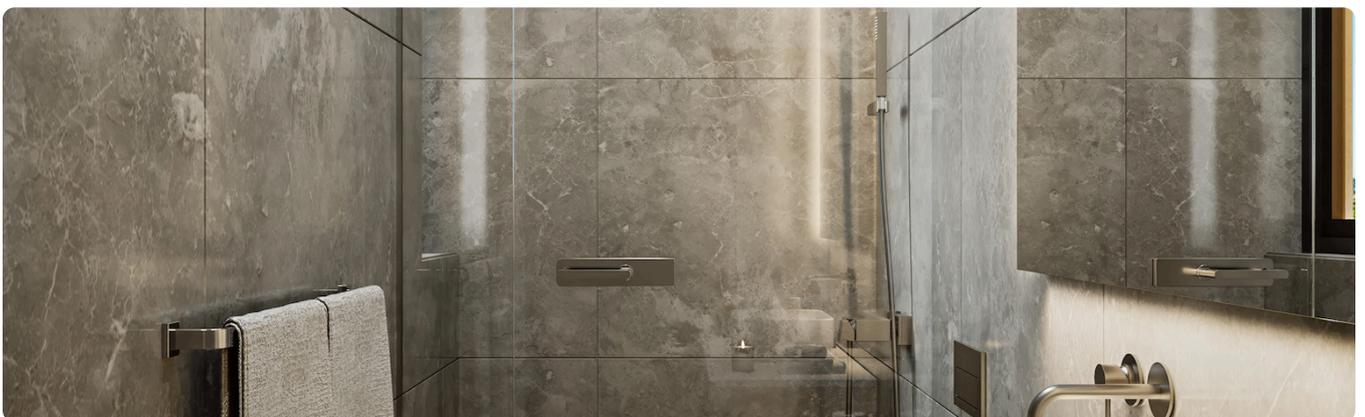
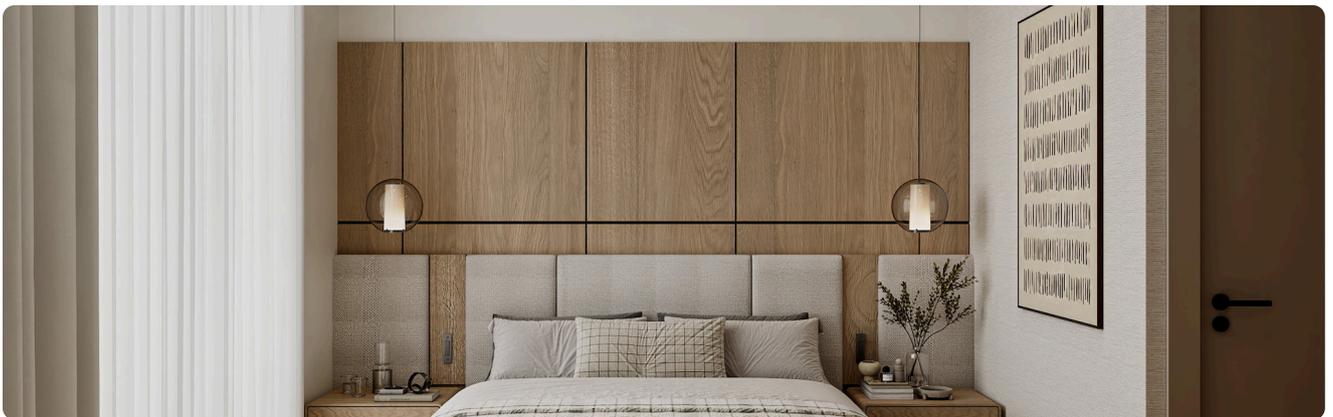
- ✓ Guest WC
  - ✓ Veranda
  - ✓ Quiet area
  - ✓ Ceramic tiles
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Near amenities
  - ✓ Roof garden
  - ✓ Double glazing
  - ✓ Investment opportunity
  - ✓ Internal stairs
  - ✓ Pipe-in-pipe plumbing system
  - ✓ Spacious rooms
  - ✓ Easy access to highway
  - ✓ Thermal insulation
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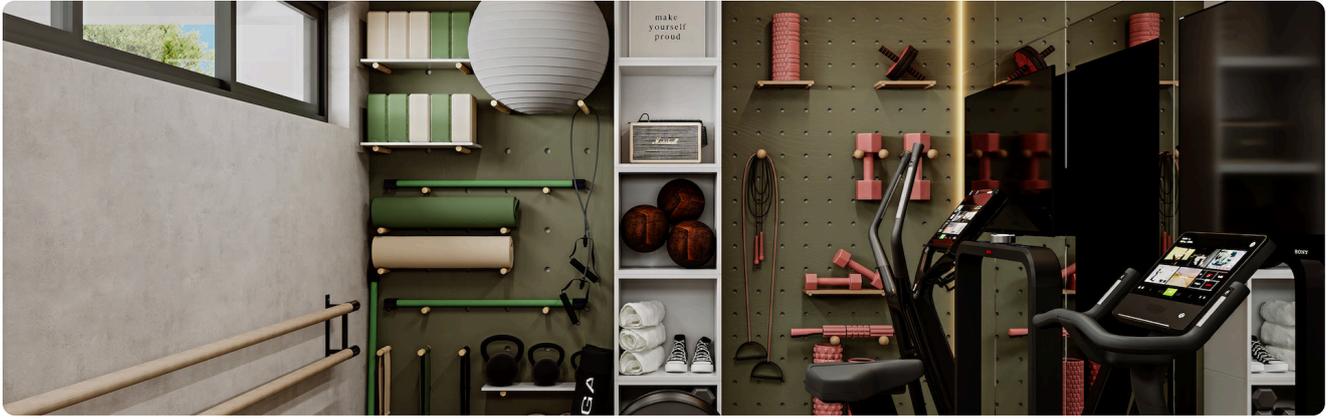
## Gallery





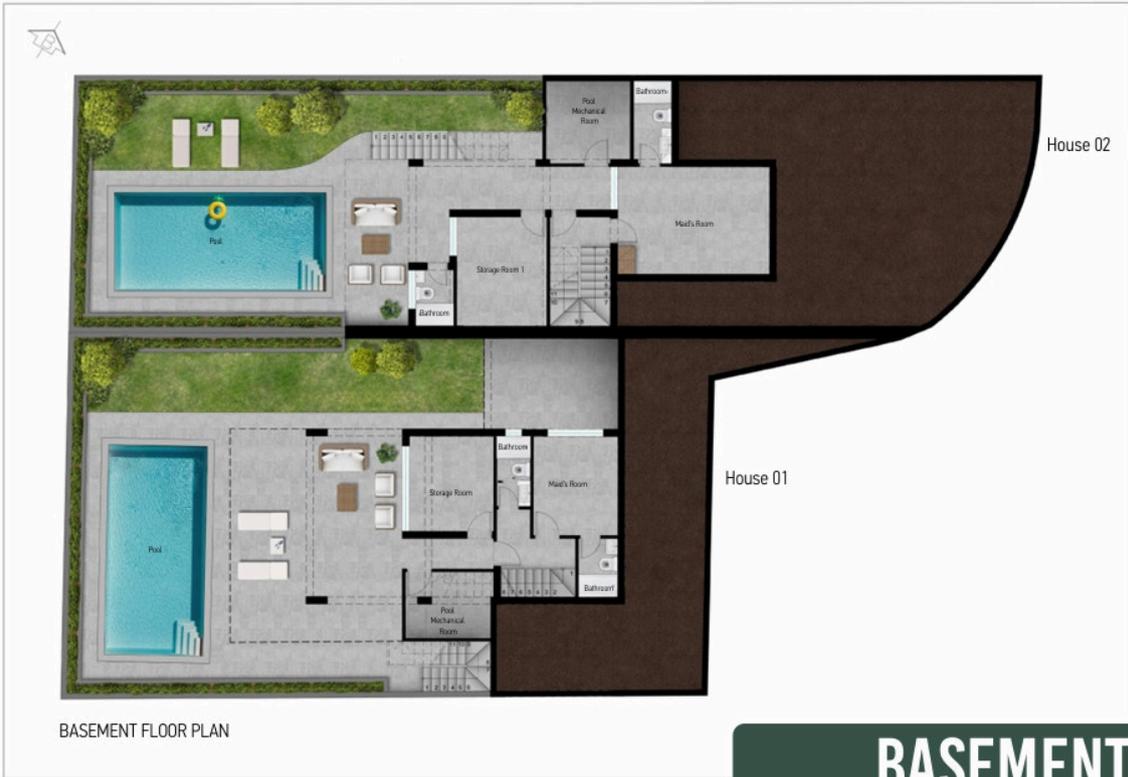








# Floor plans





House 02

House 01

FIRST FLOOR FLOOR PLAN

# 1<sup>ST</sup> FLOOR



House 02

House 01

ROOF GARDEN FLOOR PLAN

# ROOF GARDEN

