



Reference 14660

Luxury 6-Bedroom Villa with Panoramic Sea Views in Agios Athanasios

€3,950,000

Agios Athanasios, Limassol

6 Bedrooms

6 Bathrooms

590 m² Covered

Description

- 6 bedrooms
- 6 W/Cs
- Internal area: 590 m²
- Plot size: 694 m²
- Roof garden: 104 m² with BBQ area
- Panoramic unobstructed sea views
- Master suite with walk-in wardrobe & private bathroom
- Maid's en-suite room with separate private entrance
- Fully Italian furnished throughout
- Elevator serving all four levels
- 3 covered parking spaces

Luxury Amenities:

- Indoor heated saltwater pool
- Outdoor swimming pool
- Indoor Jacuzzi (10-person capacity)

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|--------------------------|--------------------|
| Plot | 694 m ² |
| Roof garden | 104 m ² |
| Parking spaces | 3 |
| Energy efficiency rating | A+ |
| Year of construction | 2024 |
| Status | Resale |



- Sauna
- Fully equipped gym
- Home cinema room
- Children's playroom
- Laundry and storage rooms
- Dedicated server room

Technology & Comfort:

- Crestron Smart Home automation system
- Underfloor heating (water-based system)
- VRV air-conditioning system
- Photovoltaic solar panels
- Water softener system
- Security alarm & CCTV surveillance

Additional Details:

- Completion Date: 12/2024
- Resale - No VAT applicable
- Final Certificate received



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Underfloor
 - ✓ Parking · Covered
 - ✓ Pool · Private
 - ✓ Indoor pool · Private
 - ✓ Elevator
 - ✓ Spa
 - ✓ Sauna
 - ✓ Storage
 - ✓ Pergola
 - ✓ Landscaped garden
 - ✓ Maid's room
 - ✓ Outdoor shower
 - ✓ Solar water heater
 - ✓ Solar photovoltaic panels (provision)
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Features

- ✓ Cul de sac
 - ✓ Guest WC
 - ✓ Veranda
 - ✓ Quiet area
 - ✓ Barbeque
 - ✓ CCTV
 - ✓ Rental potential
 - ✓ En suite bathroom
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Panoramic view
 - ✓ Sea view
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Indoor fireplace
 - ✓ Office
 - ✓ Jacuzzi
 - ✓ Roof garden
 - ✓ Laundry room
 - ✓ Kitchen appliances
 - ✓ Alarm system
 - ✓ Double glazing
 - ✓ Open plan
 - ✓ Walk-in closet
 - ✓ Garden
 - ✓ Pressurized water system
 - ✓ Investment opportunity
 - ✓ Bright
 - ✓ Balcony
 - ✓ Entrance gate, automated
 - ✓ Home cinema
 - ✓ Floor-to-ceiling windows
 - ✓ Kitchen island
 - ✓ Energy efficient doors/windows
 - ✓ Elevated
 - ✓ Spacious rooms
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Smart home automation
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Gallery















