



Reference 14794

## 3-Bedroom Detached House in Agios Athanasios

**€700,000**

Agios Athanasios, Limassol

3 Bedrooms | 3 Bathrooms | 169.25 m<sup>2</sup> Covered

### Description

Located in one of Limassol's most convenient and well-established residential areas, this home offers a smart layout, bright interiors and a private outdoor space. Ideal for families looking for comfort, practicality and fast access to the city.

#### Property Details:

- 3 Bedrooms
- 3 W/C
- Internal area: 169.25 m<sup>2</sup>
- Covered veranda: 23.1 m<sup>2</sup>
- Plot: 324.67 m<sup>2</sup>
- Two levels + roof garden
- Master bedroom with en-suite
- High ceilings
- Private garden
- Air-conditioning throughout
- Double glazing

Plot	<b>324.67 m<sup>2</sup></b>
Covered veranda	<b>23.1 m<sup>2</sup></b>
Parking spaces	<b>1</b>
Energy efficiency rating	<b>B</b>
Year of construction	<b>2020</b>
Status	<b>Resale</b>



- Covered parking
- Built in 2020
- Resale – No VAT

Location Highlights:

- Situated in Agios Athanasios with quick access to the highway and main city routes
- Close to supermarkets, bakeries, pharmacies, cafés and essential services
- Near leading schools including Foley's and The Grammar School
- Quiet residential surroundings with low traffic
- High-demand neighbourhood with strong long-term value retention



## Facilities

- ✓ Aircondition · Split system
- ✓ Heating · Provision
- ✓ Parking · Uncovered
- ✓ Storage
- ✓ Landscaped garden
- ✓ Solar water heater

## Features

- ✓ Cul de sac
- ✓ Guest WC
- ✓ Veranda
- ✓ Quiet area
- ✓ Laminate flooring
- ✓ En suite shower
- ✓ Modern design
- ✓ Panoramic view
- ✓ Sea view
- ✓ Near bus route
- ✓ Near amenities
- ✓ Roof garden
- ✓ Kitchen appliances
- ✓ Open plan
- ✓ Garden
- ✓ Investment opportunity
- ✓ Bright
- ✓ Balcony
- ✓ Entrance gate
- ✓ Drawing room
- ✓ Floor-to-ceiling windows
- ✓ Combined kitchen and dining area
- ✓ Spacious rooms
- ✓ High ceilings
- ✓ Easy access to main roads
- ✓ Easy access to highway

## Gallery













