



Reference 18359

Modern luxury 5-bedroom villa in Agios Athanasios

€2,500,000

Agios Athanasios, Limassol

5 Bedrooms

6 Bathrooms

440 m² Covered

Description

An exceptional resale luxury villa located in the prestigious area of Agios Athanasios, offering contemporary design, premium finishes and outstanding wellness facilities. Built in 2022, this stunning residence combines spacious family living with luxury amenities and high-end Italian furnishings, creating a truly unique lifestyle opportunity.

Property Features

- 4+1 Bedrooms
- 6 W/C
- Internal Area: 440 sq.m.
- Plot Size: 570 sq.m.
- 4 Bedrooms conveniently located on the same floor
- Separate maid's room with private shower and WC
- Spacious open-plan living and dining areas
- High-end Italian furniture throughout
- Games room (ideal as an office, gym, playroom, or entertainment)

Plot	570 m ²
Parking spaces	2
Energy efficiency rating	A+
Year of construction	2022
Status	Resale



room)

- Private swimming pool
- Jacuzzi
- Ice bath
- Dry sauna and wet sauna
- Large landscaped garden
- 20KW photovoltaic system for maximum energy efficiency
- Construction Year: 2022
- Resale Property – No VAT Applicable

Property Highlights

- Ideal family layout with all main bedrooms on one level
- Private spa facilities offering a luxury wellness experience at home
- Premium-quality finishes and designer furnishings
- Energy-efficient home with extensive solar power system
- Brand-new condition throughout
- Excellent combination of privacy, luxury, and functionality
- Located in one of Limassol's most sought-after residential areas

Location

Situated in the highly desirable Agios Athanasios area, the villa enjoys easy access to private schools, all amenities, the city centre and the highway, while offering a peaceful residential environment ideal for family living.



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Central
 - ✓ Parking · Covered
 - ✓ Pool · Private
 - ✓ Gym
 - ✓ Spa
 - ✓ Sauna
 - ✓ Storage
 - ✓ Pergola
 - ✓ Landscaped garden
 - ✓ Maid's room
 - ✓ Outdoor shower
 - ✓ Solar water heater
 - ✓ Solar photovoltaic panels
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Features

- ✓ Guest WC
 - ✓ Veranda
 - ✓ Quiet area
 - ✓ Marble flooring
 - ✓ Barbeque
 - ✓ CCTV
 - ✓ Rental potential
 - ✓ En suite shower
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Panoramic view
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Jacuzzi
 - ✓ Laundry room
 - ✓ Kitchen appliances
 - ✓ Alarm system
 - ✓ Double glazing
 - ✓ Open plan
 - ✓ City view
 - ✓ Irrigation system
 - ✓ Bar
 - ✓ Garden, large
 - ✓ Pressurized water system
 - ✓ Investment opportunity
 - ✓ Play room
 - ✓ Bright
 - ✓ Balcony
 - ✓ Fitted wardrobes
 - ✓ Entrance gate, automated
 - ✓ Floor-to-ceiling windows
 - ✓ Kitchen island
 - ✓ Entrance hall
 - ✓ Energy efficient doors/windows
 - ✓ Pool view
 - ✓ Breakfast bar
 - ✓ Elevated
 - ✓ Spacious rooms
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Fire detector
 - ✓ Steam bath
 - ✓ Sound insulation
 - ✓ Pool bar
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Gallery

























