



Reference 18692

4 bedrooms Incomplete House in Panthea on 714 m<sup>2</sup> plot **€670,000 +VAT**

Agios Athanasios, Limassol

4 Bedrooms | 4 Bathrooms | 323 m<sup>2</sup> Covered

## Description

For sale is this fantastic development, an opportunity to build in prestigious area of Panthea.

- 4 Bedrooms
- 4 Bathrooms
- Internal area: 323 m<sup>2</sup>
- Covered veranda: 39m<sup>2</sup>
- Land Area 714 m<sup>2</sup>
- Building Factor 40%
- Cover Factor 25%

The current building permit is valid until September 2027 and includes approval for a private swimming pool.

The project consists in a 4 bedrooms house divided in 3 levels:

Ground floor:

Plot	714 m <sup>2</sup>
Covered veranda	39 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	Certificate expected
Year of construction	2026
Status	Incomplete



- Open plan living/dinning/kitchen area.
- Guest bedroom
- Bathroom
- Pantry area
- Covered veranda 11 m2

First Floor:

- Three bedrooms
- 2 bathrooms
- Walk-in wardrobe
- Laundry room
- Covered veranda of 28 m2

Basement:

- Space designed for entertainment, home office or workshop.
- Bathroom.

From this level there is direct access to outdoor area, the garden and swimmingpool.

The property is sold as-is and the buyer will need to complete the construction.

Property Highlights:

Situated in prime location close to the private schools The Foley's and The Grammar School, making it an excellent choice for families with children's.



## Features

- ✓ Next to green area
  - ✓ Near amenities
  - ✓ City view
  - ✓ Mountain view
  - ✓ Investment opportunity
  - ✓ Municipal water/sewage
  - ✓ Elevated
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
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## Gallery



