



Reference 2955

Contemporary Luxury Villa in Agios Athanasios

€1,380,000

Agios Athanasios, Limassol

4 Bedrooms

4 Bathrooms

200 m² Covered

Description

Property Overview:

Presenting a stunning, custom-designed modern home that is ready to welcome you with open arms. Located in the highly sought-after area of Sfalangiotissa / Agios Athanasios, this architectural masterpiece is strategically situated just a 5-minute drive from Agios Athanasios roundabout, a mere 1-minute from Foleys School, and approximately 10 minutes from the inviting embrace of the beach. With meticulous attention to detail and constructed to the highest standards, this energy-efficient home boasts an impressive A+ energy rating. Offering around 200 square meters of internal living space (excluding verandas and garage) on a generous 433 square meter sea-view plot, this residence takes coastal living to the next level.

Key Features:

Four Bedrooms: This modern abode boasts four bedrooms, with three conveniently located on the first floor and one on the ground

Plot	433 m ²
Covered veranda	40 m ²
Parking spaces	2
Year of construction	2023
Status	Resale



floor, each equipped with its own luxurious en-suite bathroom, showcasing top-quality Laufen Sanitary ware and glass shower cabinets from Epiphaniou.

Master Bedroom Oasis: The master bedroom is a true retreat, featuring a free-standing bath, a separate shower, and a spacious walk-in wardrobe.

Premium Comfort: Enjoy underfloor heating, raised ceilings, hidden Mitsubishi A/C units in the lounge and kitchen area, split A/C units in the bedrooms, concealed curtain rails, and aluminum windows equipped with rolling shutters.

Outdoor Paradise: Step outside to your private oasis, complete with a sparkling pool featuring a water curtain feature, surrounded by a deck and a 40-square-meter decked veranda. The large garden, double garage, and built-in barbecue area with sink and power sockets provide ample opportunities for relaxation and entertainment.

Designer Details: The woodwork throughout this home is of the highest quality, featuring Italian kitchen fittings, a utility room, wardrobes, and internal doors, all from Cuccina Cuccina.

Water Filtration Excellence: The property boasts three top-quality water filtration systems from Karma Water, including a whole-house water softener system.

Eco-Friendly: Additional eco-friendly features include a 7kw solar system and LED strip lighting around the house.

Security and Convenience: Feel secure with a robust security entrance door, external HPL cladding by Marios Chari, and a comprehensive security camera and alarm system.

Price Includes VAT: This remarkable home is competitively priced at 1,500,000, inclusive of VAT.

Location:

Nestled in Sflangiotissa / Agios Athanasios, this property offers the best of both worlds - proximity to urban conveniences and the tranquility of a coastal lifestyle. The large green area adjacent to the property is protected from development, ensuring that your breathtaking sea view remains unobstructed.

In Summary:

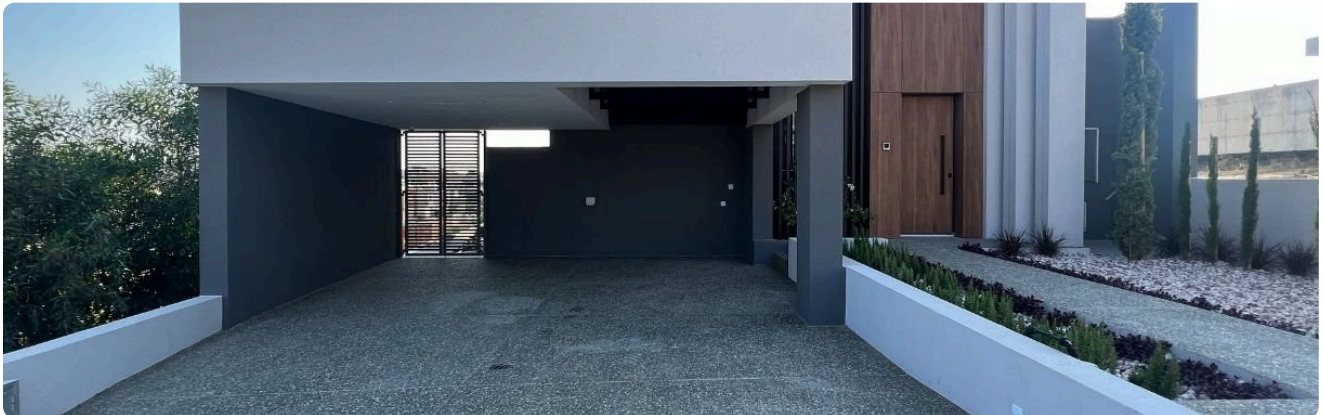
This modern, energy-efficient masterpiece is a testament to contemporary luxury living in one of Limassol's most sought-after areas. With its meticulous design, premium features, and enviable location, it's an exceptional opportunity to elevate your lifestyle to new heights. Don't miss your chance to own this architectural gem. Contact us today for more information and to schedule a viewing of this coastal sanctuary.



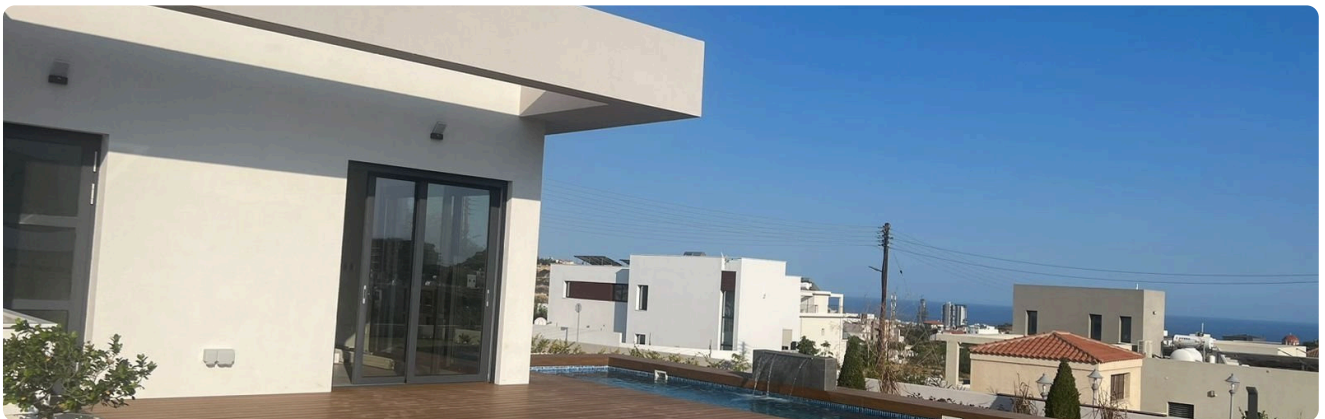
Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Underfloor
 - ✓ Parking · Covered
 - ✓ Pool · Private
 - ✓ Storage
 - ✓ Gated complex
 - ✓ Landscaped garden
 - ✓ Solar water heater
 - ✓ Solar photovoltaic panels
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Gallery









Floor plans

