

#1601

Modern 4 bedroom villa in Ayios Athanasios

 Agios Athanasios, Limassol

€1,930,000 +VAT





Overview

Specifications

Bedrooms

 4

Bathrooms

 5

Covered

 413 m²

Showers	3
Toilets	5
Plot	920 m ²
Covered veranda	74 m ²
Uncovered veranda	15 m ²
Basement	100 m ²

Covered parking	34 m ²
Status	Under construction
Year of construction	2026
Furnished	Unfurnished
Structure	Concrete
Energy efficiency rating	 A+

Description

This exceptional villa offers a harmonious blend of contemporary architecture, timeless elegance, and refined comfort, creating an ideal home for modern family living. Located on the hills of Ayios Athanasios, the residence enjoys a serene environment, privacy, and pleasant surroundings while offering spacious interiors and premium specifications.

Set on a generous 920 m² plot, the property features a private landscaped garden, large terraces, a double-covered garage, and the option to add a private swimming pool, allowing for seamless indoor–outdoor living.

The ground floor comprises a bright and spacious living room, a private office, and a covered terrace. On the opposite side, a formal dining area connects to a modern open-plan kitchen and a second living and dining space, all overlooking the lush garden. A guest WC completes this level.

The first floor accommodates four well-proportioned bedrooms, including a master bedroom with a private bathroom and walk-in wardrobe, two additional en-suite bedrooms, and a fourth bedroom served by a separate bathroom.

The basement level provides an additional 100 m² of versatile space, including a separate bedroom with its own bathroom—ideal for guests, staff accommodation, or a private retreat.

Built to Class A' energy standards, the villa is equipped with underfloor heating, sound and thermal insulation, photovoltaic panels, solar water heater, pressure water system, and provisions for air-conditioning and alarm system. High-quality finishes include technogranite kitchen countertops and a choice of ceramic tiles, parquet, or marble



Additional information

Facilities

Aircondition, Central system

Maid's room

Pool, Optional

Gated complex

Parking, Covered

Solar water heater

Heating, Underfloor

Pergola

Storage

Features

Alarm system (provision)

Bright

Easy access to main roads

Entrance gate, automated

Guest WC

Modern design

Pipe-in-pipe plumbing system

Shutters, electric (provision)

Balcony

Double glazing

En suite shower

Fitted wardrobes

Kitchen island

Near amenities

Pressurized water system

Smart home automation
(provision)

Balcony, front

Easy access to highway

Energy efficient doors/windows

Garden, large

Luxury specifications

Near bus route

Sea view

Walk-in closet

Distances

Amenities



1 km

Airport



37 km

Sea



6 km

Public transport



1 km

Schools



1 km

Resort



3 km

Contact us



Pavlos Konialis

 pavlos@totalviewhomes.com

