

#1601

Modern 4 bedroom villa in Ayios Athanasios

📍 Agios Athanasios, Limassol

€1,930,000 +VAT





Overview

Specifications

Bedrooms	Bathrooms	Covered	
 4	 5	 413 m ²	
Showers	3	Covered parking	34 m ²
Toilets	5	Status	Under construction
Plot	920 m ²	Year of construction	2026
Covered veranda	74 m ²	Furnished	Unfurnished
Uncovered veranda	15 m ²	Structure	Concrete
Basement	100 m ²	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	Gated complex	Heating, Underfloor
Maid's room	Parking, Covered	Pergola
Pool, Optional	Solar water heater	Storage

Features

Alarm system (provision)	Balcony	Balcony, front
Bright	Double glazing	Easy access to highway
Easy access to main roads	En suite shower	Energy efficient doors/windows
Entrance gate, automated	Fitted wardrobes	Garden, large
Guest WC	Kitchen island	Luxury specifications
Modern design	Near amenities	Near bus route
Pipe-in-pipe plumbing system	Pressurized water system	Sea view
Shutters, electric (provision)	Smart home automation (provision)	Walk-in closet

Distances

Amenities	Airport	Sea
 1 km	 37 km	 6 km
Public transport	Schools	Resort
 1 km	 1 km	 3 km

Contact us



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