

#1604

# 5 bedroom luxury villa in Agios Athanasios

 Panthea, Limassol

**€1,440,000** +VAT





# Overview

## Specifications

Bedrooms

 5

Bathrooms

 3

Covered

 450 m<sup>2</sup>

Type	<b>Villa</b>
Showers	<b>3</b>
Toilets	<b>3</b>
Plot	<b>750 m<sup>2</sup></b>
Covered veranda	<b>62 m<sup>2</sup></b>

Uncovered veranda	<b>56 m<sup>2</sup></b>
Basement	<b>136 m<sup>2</sup></b>
Covered parking	<b>33 m<sup>2</sup></b>
Status	<b>Off plan</b>

## Description

This luxury villa enjoys a privileged west-facing position on a gently sloping plot, offering open views over Limassol, surrounding mountain scenery, and subtle glimpses of the sea. The setting provides a peaceful and private residential environment while remaining close to all essential amenities.

Designed with a contemporary and practical approach, the residence offers modern comforts and well-planned living spaces. The fully equipped lower level includes a gym, sauna, wine cellar, storage room, mechanical room, utility/laundry area, and an en-suite bedroom, making it ideal for guest accommodation or additional private space.

The villa is equipped with a VRV climate control system, elevator, fireplace, and a dedicated BBQ area for outdoor entertaining. The exterior areas are thoughtfully arranged, featuring a private swimming pool with outdoor shower, landscaped gardens, and covered verandas that create a seamless indoor-outdoor living experience. The use of high-quality materials such as exposed concrete and natural stone adds a contemporary yet timeless architectural character.

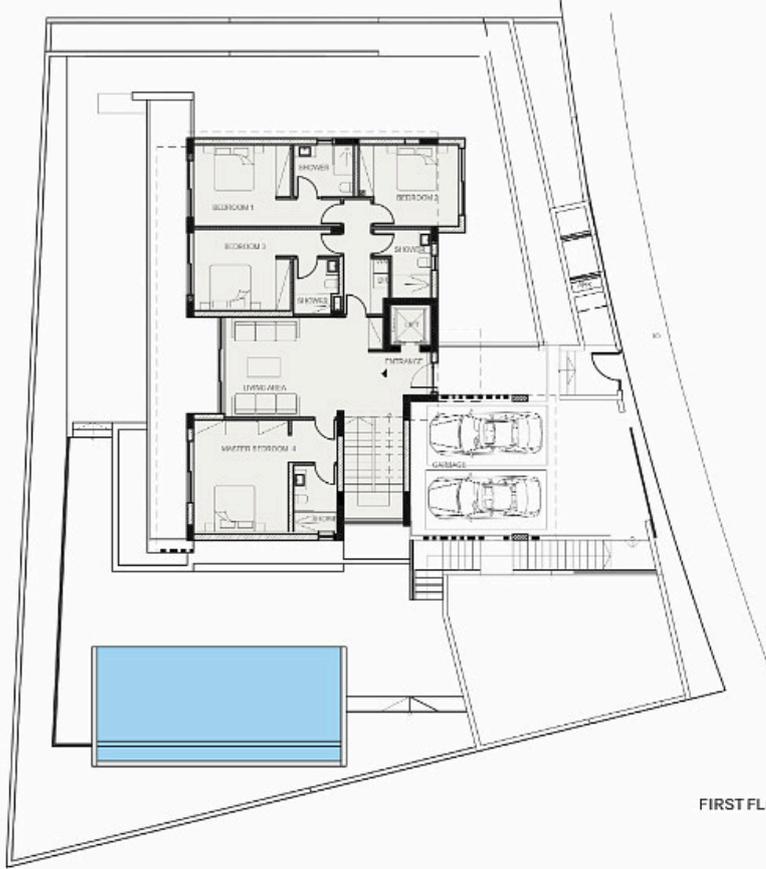
Additional features include a waste storage room and automatic entrance gates, enhancing both convenience and security.

Ideally located, the property provides easy access to the city center, public and private schools, healthcare facilities, and the highway connecting all major cities.

This villa offers a harmonious blend of luxury, comfort, and functionality, delivering an exceptional lifestyle in a tranquil setting with impressive views.



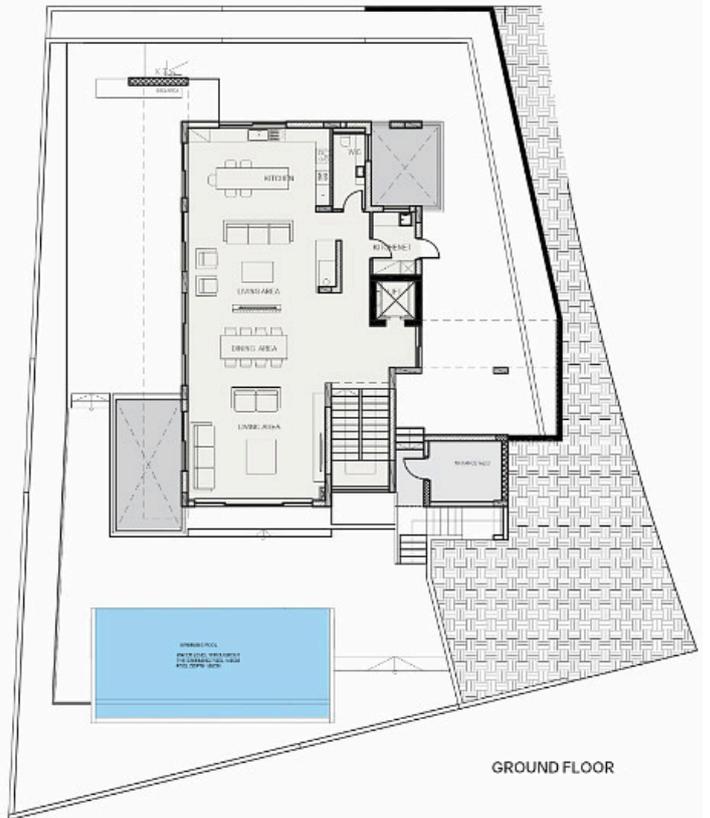
# Floor plans



FIRST FLOOR



BASEMENT



GROUND FLOOR



# Additional information

## Facilities

Aircondition, Central system

Parking, Covered

Solar photovoltaic panels

Gym

Pool, Private

Storage

Heating, Underfloor

Sauna

## Features

Balcony

Central TV system

Easy access to main roads

Energy efficient doors/windows

Guest WC

Panoramic view

Shower

Barbeque

Combined kitchen and dining area

Elevated

Entrance gate, automated

Luxury specifications

Quiet area

Spacious rooms

Bright

Double glazing

En suite shower

Garden

Modern design

Sea view

Veranda

## Distances

Amenities

 1 km

Airport

 37 km

Sea

 7 km

Public transport

 1 km

Schools

 2 km

Resort

 3 km

## Contact us



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