

3 Bedroom House in Agios Athanasios, Limassol

For Sale : **€ 990,000**

Description
3-Bedroom Villa – Panoramic Views & Elevated Lifestyle
General Description
Nestled within an exclusive gated hilltop community just 3 km from the city, this exquisite 3-bedroom villa redefines modern Mediterranean living. Designed for those who value space, privacy, and uninterrupted sea views, it offers a lifestyle that perfectly balances urban sophistication with natural serenity.
This villa stands as a masterpiece of design and functionality — ideal for families or discerning homeowners seeking a tranquil retreat close to the city.
Design & Setting
Perched on an elevated hillside, the villa commands panoramic views of the Mediterranean Sea and city skyline. The architecture embraces clean modern lines, open-plan layouts, and seamless transitions between indoor and outdoor spaces.
Expansive floor-to-ceiling windows flood the interiors with natural light, while wide verandas and sun terraces frame stunning sunsets. The design merges elegance with practicality, ensuring every room captures the beauty of the surrounding landscape.
Interiors & Finishes
The interiors are defined by refined materials, open spaces, and timeless comfort, creating a home that feels as sophisticated as it is welcoming.
Key Features:
Spacious open-plan living and dining areas ideal for family gatherings and entertaining
Contemporary kitchen with sleek cabinetry, premium countertops, and modern appliances
High-quality flooring and elegant finishes throughout
Private bedroom suites with en-suite bathrooms, walk-in wardrobes, and balcony access
Energy-efficient design with thermal insulation and climate control systems
Smart home integration (optional) for lighting, security, and temperature management
Every element has been selected with care, creating an atmosphere of refined simplicity and lasting elegance.
Outdoor Lifestyle
Set on a generous private plot, the villa’s exterior is designed for relaxation, entertainment, and family enjoyment. Landscaped gardens, shaded terraces, and open-air lounges create inviting outdoor living spaces.
The private swimming pool becomes the centerpiece of the garden — perfect for cooling off, hosting gatherings, or enjoying quiet moments while overlooking the sea and city skyline.
Amenities & Community
As part of a secure gated enclave, residents enjoy both privacy and community living, with access to premium on-site facilities:
Communal swimming pool and landscaped gardens
Fully equipped gym and wellness areas
Outdoor sports courts and children’s playground
On-site property and lifestyle management services
This rare combination allows for independent villa living while benefiting from the comfort, safety, and lifestyle advantages of a vibrant residential community.
Connectivity & Location
The location offers the perfect balance between peaceful hillside living and urban accessibility. Within minutes, residents can reach:
International private schools
City center and business districts
Shopping, dining, and leisure destinations
Main highways and transport links
Surrounded by greenery and panoramic views, the villa provides a private retreat that remains connected to the rhythm of the city — offering a lifestyle that is both exclusive and convenient.
Lifestyle & Investment Value
The 3-bedroom villa offers an exceptional opportunity to own a modern, energy-efficient home in one of the area’s most desirable gated communities. Its elevated setting, premium design, and community amenities ensure both comfort and long-term value — whether used as a primary residence, holiday home, or investment property.
Combining panoramic views, architectural excellence, and Mediterranean elegance, this villa represents the essence of refined coastal living.

Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **1**

Main Features

Property Subtype: **Detached House**
Bathrooms: **3**

Construction Stage: **Off-plan**
Covered Parking: **1**

Bedrooms: **3**

Area

Internal Area: **146m²**
Covered Area: **211m²**

Covered Verandas: **65m²**
Plot Area: **406m²**

Uncovered Verandas: **49m²**
Total Area: **260m²**

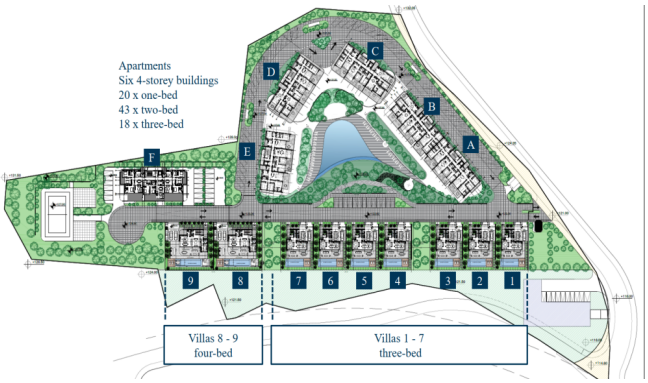
Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Secure Door, Common Swimming Pool

Gallery


Apartments
Six 4-storey buildings
20 x one-bed
43 x two-bed
18 x three-bed
A
B
C
D
E
F
9
8
7
6
5
4
3
2
1
Villas 8 - 9
four-bed
Villas 1 - 7
three-bed























