

5 Bedroom Villas in Agios Athanasios, Limassol

For Sale : **€ 2,000,000**

Description
An exceptional off-plan 5-bedroom luxury villa set on an elevated, gently sloping plot, offering uninterrupted panoramic views over Limassol, stretching from East to West and capturing the city skyline, coastline, and breathtaking sunsets.

Designed with a contemporary architectural vision, this outstanding residence seamlessly blends refined aesthetics with everyday functionality. Premium materials such as exposed concrete, local stone, and natural wood create a timeless yet modern character, while expansive glazing maximises natural light and views throughout.

With a total covered area of 554.70 m² on a 750 m² plot, the villa offers generous proportions across all levels. The thoughtfully planned layout includes five spacious bedrooms, elegant open-plan living and dining areas, and fluid indoor-outdoor transitions ideal for both family living and entertaining.

Outdoor spaces are equally impressive, featuring a private swimming pool, landscaped gardens, and multiple covered and uncovered verandas designed for year-round enjoyment. A versatile basement level provides additional space for leisure facilities, storage, or personalised use such as a gym, cinema room, or wine cellar.

Ideally located, the property offers immediate access to Limassol city centre, top public and private schools, medical facilities, and the main highway connecting all major cities of Cyprus—ensuring daily convenience while maintaining a peaceful residential setting.

This villa represents a rare opportunity to secure a luxury family home or investment property in one of Limassol’s most desirable residential locations.

Key Features
5 spacious bedrooms
Private swimming pool
Unobstructed panoramic sea & city views
Energy Efficiency Category A
Contemporary architectural design
Premium finishes and materials
Covered parking
Landscaped outdoor areas
Off-plan with customisation potential

Property Specifications
Plot Size: 750.00 m²
Total Covered Area: 554.70 m²
Internal Covered Area: 449.60 m²
Basement: 136.70 m²
Ground Floor: 159.35 m²
First Floor: 153.55 m²
Covered Verandas / Terraces: 60.90 m²
Basement: 9.30 m²
Ground Floor: 27.00 m²
First Floor: 24.60 m²
Other Covered Areas: 44.20 m²
Covered Parking: 33.70 m²
Covered Mechanical Room: 10.50 m²
Total Uncovered Area: 56.20 m²
Ground Floor Uncovered Verandas: 45.80 m²
First Floor Uncovered Verandas: 10.40 m²

Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **ref 32563**

Main Features

Property Subtype: **Mansion/Villa**
Bathrooms: **6**

Construction Stage: **Off-plan**
Furnished: **Unfurnished**

Bedrooms: **5**
Covered Parking: **2**

Area

Internal Area: **554m²**
Total Area: **554m²**

Covered Area: **554m²**

Plot Area: **750m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Maids Room, Private Swimming Pool, Storage Space, Water, Electricity, Air Condition, Sea View, Mountain View

Gallery



























