

4 Bedroom Villa in Agios Athanasios, Limassol

For Sale : **€ 1,200,000**

Description
This beautifully maintained and recently upgraded 4-bedroom villa is located in the desirable area of Agios Athanasios, Limassol, offering privacy, comfort, and excellent long-term value.

Set on a generous 560 m² plot, the property features a 190 m² covered house surrounded by a landscaped garden that occupies half of the plot. The outdoor area is perfect for relaxing or entertaining, complete with a private swimming pool (10m x 4m) equipped with a modern salt chlorination system and an automated central irrigation system supported by a private water well.

The villa has been significantly upgraded in 2025, including external wall insulation for improved energy efficiency, a fully renovated kitchen with high-quality Bosch appliances, upgraded bathrooms, and new double-glazed windows throughout.

Inside, the home offers spacious living areas, four comfortable bedrooms, and an additional newly created room next to the kitchen. This extra space includes its own shower, toilet, and sleeping area, making it ideal for guests, staff, or extended family.

The property is equipped with central heating, brand-new air conditioning units in all rooms, and roof ventilation fans in every bedroom, ensuring maximum comfort in all seasons. A 4 kW photovoltaic system further enhances energy efficiency and reduces electricity costs.

An additional advantage is the potential to build a second identical semi-detached house on the plot, offering excellent investment or expansion opportunities.

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Resale**
Construction Year: **2001**
Bedrooms: **4**
Bathrooms: **3**

Area

Covered Area: **190m²**
Plot Area: **560m²**
Total Area: **190m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Secure Door, Storage Space, Air Condition

Gallery






















