

4 Bedroom Villa in Agios Athanasios, Limassol

For Sale : **€ 1,450,000**

Description
A detached villa standing at the top of an amphitheatric plot of about 1,200 m2 in the hills of Agios Athanasios, set well back behind mature gardens and looking out over the low-rise housing below towards the sea.

The internal area is 269 m2 with 37 m2 of covered verandas. The ground floor opens into a large living room with a fireplace, followed by a separate dining room, a large kitchen with its own sitting area and a second smaller kitchen for everyday use. The first floor holds three bedrooms, the master en-suite, a further bathroom and a utility room with its own veranda. Above that a second floor is given over to an attic under an exposed timber roof.

The garden is mature and fully planted, with large shade trees, palms, lawns and several separate seating areas around the house. A private swimming pool of 36 m2 sits below the house with the garden wrapped around it.

Air conditioning serves all rooms and there is covered parking. The house was built in 2004 and is in good order throughout.

Key Features:
- 4 bedrooms, 4 bathrooms
- 269 m2 internal area, 37 m2 covered verandas
- Plot of approximately 1,200 m2, amphitheatric
- Private swimming pool of 36 m2
- Large living room with fireplace and separate dining room
- Main kitchen with sitting area plus a second service kitchen
- Master bedroom en-suite; utility room with veranda
- Attic under an exposed timber roof
- Mature landscaped garden with shade trees and several seating areas
- Views over the neighbourhood towards the sea
- Air conditioning in all rooms, covered parking
- Built 2004, sold with appliances
- Energy Efficiency: B+

A substantial family villa on a large mature plot with a pool, in one of the quieter elevated parts of Agios Athanasios.

Details

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

Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Resale**
Construction Year: **2004**
Bedrooms: **4**
Bathrooms: **4**
Covered Parking: **1**

Area

Internal Area: **269m²**
Covered Verandas: **37m²**
Covered Area: **306m²**
Plot Area: **1,200m²**
Total Area: **306m²**

Energy & Heating

Energy Efficiency Grade: **B+**

Further Details

Private Swimming Pool

Gallery



















