

3 Bedroom House in Agios Athanasios, Limassol

For Sale : **€ 970,000**

Description
Panoramic Views & Elevated Lifestyle – Villa in a Gated Hilltop Community
Nestled within an exclusive gated enclave just 3 km from the city, this villa represents the pinnacle of modern Mediterranean living. Designed for those who value space, privacy, and panoramic views, it offers a lifestyle that blends urban convenience with natural serenity.
Design & Setting
Positioned on an elevated hillside, the villa captures sweeping views of the Mediterranean Sea and the city skyline. The architecture emphasizes clean lines, open-plan layouts, and a seamless indoor-outdoor flow. Expansive floor-to-ceiling windows and wide verandas invite natural light into every corner, creating bright and airy interiors while framing spectacular sunsets.
Interiors & Finishes
Inside, the villa is a masterclass in modern design and functionality.
Spacious open-plan living and dining areas
Contemporary kitchen with sleek cabinetry and refined surfaces
High-quality flooring and elegant finishes throughout
Private quarters designed with en-suite bathrooms, walk-in wardrobes, and balcony access
Every detail has been carefully chosen to create a balance between sophistication and everyday comfort.
Outdoor Lifestyle
The villa is set on a generous private plot, surrounded by landscaped gardens, shaded terraces, and space for al fresco dining. A private swimming pool completes the outdoor experience, offering the perfect place to relax or entertain against the backdrop of uninterrupted sea and city views.
Amenities & Community
As part of a secure gated community, residents benefit from privacy while also enjoying a wealth of shared 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 unique combination allows for both independence in your private villa and connection within a vibrant residential enclave.
Connectivity & Location
The location offers the freedom of hillside living while keeping you connected. Within minutes you can reach international private schools, the city center, and essential services, all while enjoying the calm of a residential neighborhood surrounded by greenery.

Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **5/6**

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**

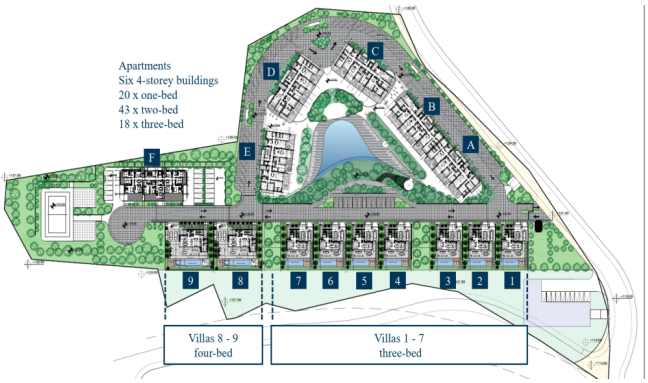
Energy & Heating

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























