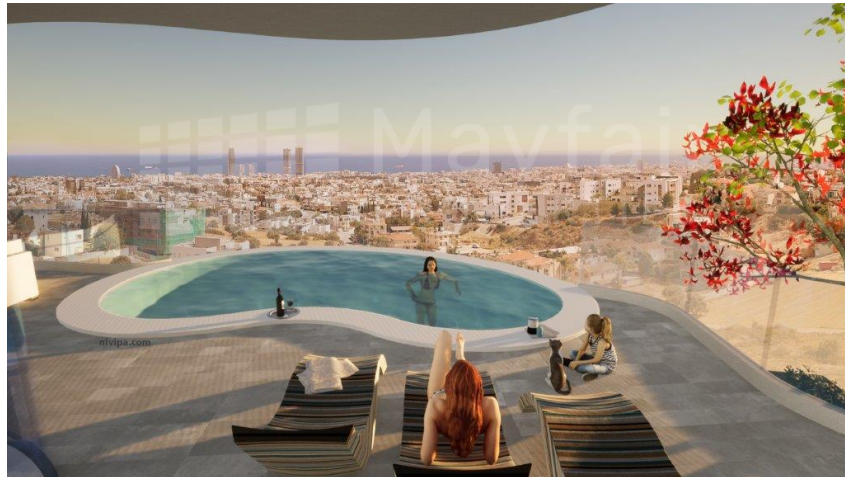


5-bedroom Luxury Villa in Agios Athanasios for Sale

FOR SALE - € 3,100,000 + VAT EUR



<https://www.mayfaircyprus.net/p/260802>

Prop No. **260802**
City: **Limassol**
Area: **Agios Athanasios**
Bedrooms: **5 Bedrooms**
Bathrooms: **6 Baths**
Covered area: **446 m²**
Covered Veranda: **97 m²**
Plot: **673 m²**
Title deeds: **After construction**
Property Type: **Detached**
Condition: **New**
Delivery Date: **2028**

An extraordinary ultra-luxury villa located in one of Limassol's most prestigious residential areas, Agios Athanasios. Set on an elevated 673 m² plot, the property enjoys uninterrupted panoramic sea and city views from every floor while offering complete privacy and exclusivity.

The villa offers 446 m² of covered areas across seven floors and features five luxurious bedrooms and six bathrooms. Additional spaces include three storage rooms, a maid's room, and a mechanical room.

Designed for the highest standards of modern living, the property boasts a 25 m² private infinity swimming pool on the terrace, a 50 m² private gym, a luxurious spa area with a steam room and massage room, and a premium elevator connecting all levels. Further features include Smart Home infrastructure, underfloor heating, and a VRV air conditioning system.

The villa benefits from dual road access, ensuring both convenience and exclusivity.

Outside, the property offers a landscaped garden and covered parking.

The project is ready to start, offering buyers the opportunity to secure this exceptional residence at the earliest stage.

Property features

- Air Conditioning
- Alarm System
- BBQ Area
- Balcony
- Covered Parking
- Double Glazing
- En-suite
- Energy Efficient
- Garden
- Granite Worktop
- Gym
- Intercom System
- Lift
- Maids Quarters
- Main Bathroom
- Open Plan Fitted Kitchen
- Photovoltaic Panels
- Pressurized Water System
- Private Pool
- Private Roof Garden
- Sauna
- Sea View
- Solar Panels
- Store Room
- Under Floor Heating
- Utility Room

Mayfair Properties

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