

# For Sale, House, Luxury House, Limassol, Agios Athanasios, 570m²

For Sale : **€ 3,100,000**

**Description**
For Sale: Ultra-Luxury 5-Bedroom Residence with Private Spa, Gym and Panoramic Sea Views in Agios Athanasios, Limassol
Discover an extraordinary ultra-luxury five-bedroom residence situated on the prestigious hills of Agios Athanasios, Limassol. Combining exceptional contemporary architecture, advanced engineering, and exclusive lifestyle amenities, this magnificent property offers an outstanding standard of luxury living with breathtaking panoramic views of the Mediterranean Sea and Limassol skyline.
Located in an exclusive residential neighborhood surrounded by prestigious luxury developments, the residence provides an exceptional combination of privacy, tranquility, and architectural sophistication. Designed to deliver a living experience comparable to that of a five-star boutique hotel, this remarkable property is ideal for discerning buyers seeking elegance, comfort, and exclusivity.
Offering an impressive 570 sq.m. of covered areas, the luxury house extends across seven carefully designed levels, all conveniently connected by a high-specification electric elevator. Its striking contemporary architecture features clean lines, expansive glass surfaces, and multiple panoramic verandas with glass balustrades, maximizing natural light while showcasing spectacular sea views and beautiful Mediterranean sunsets.
The property benefits from access between a secondary road and a private cul-de-sac, providing additional privacy and convenient access in a peaceful residential setting.
The residence comprises five luxurious bedrooms, including an impressive master suite with a spacious walk-in wardrobe. The thoughtfully designed interior spaces offer exceptional comfort and functionality, while the large independent main kitchen is complemented by an auxiliary kitchen and laundry area, ensuring practicality for everyday living and entertaining.
One of the property's most distinctive features is its exclusive private wellness area, designed to provide a luxurious spa experience within the comfort of the home. The facilities include a private hammam, a dedicated massage therapy room, and an impressive 50 sq.m. private gym with its own bathroom facilities.
The outdoor areas are equally remarkable, featuring a beautifully designed reinforced-concrete swimming pool with mosaic finishes and integrated LED lighting. Positioned to overlook the Limassol skyline, the pool creates an exceptional setting for relaxation while enjoying panoramic views and spectacular sunsets.
The residence also incorporates independent service circulation and dedicated staff accommodation, providing additional convenience and privacy. Storage facilities include a 16 sq.m. internal service storage room, complemented by additional external storage spaces.
Built with a strong emphasis on quality, durability, and advanced engineering, the property incorporates enhanced seismic-resistant structural design, hydronic underfloor heating powered by an air-to-water heat pump, and a hybrid VRV cooling system with independent temperature control.
Premium MUSKITA MU114 thermally insulated glazing systems provide excellent thermal performance and sound insulation, with a stated acoustic insulation rating of 41 dB. The residence is also equipped with infrastructure for smart lighting, automated blinds, and integrated scene-control systems, allowing for future smart-home customization.
The luxurious interior finishes include large-format porcelain tiles, elegant marble and granite staircases, and imported granite surfaces, reflecting the attention to detail and quality throughout the residence.
An additional advantage of this exceptional property is the opportunity for personalized interior design customization. The buyer may select tailored interior modifications within the agreed sale price, allowing the final finishes and design details to reflect their individual preferences and lifestyle.
Situated in the sought-after residential area of Agios Athanasios, the property enjoys convenient access to Limassol city center, the motorway network, private schools, shopping facilities, restaurants, and the beautiful coastline.
This outstanding luxury residence represents a rare opportunity to acquire an architecturally distinctive property combining generous living spaces, private wellness facilities, sophisticated technology, and panoramic Mediterranean views in one of Limassol's most prestigious hillside locations.
For more information or to arrange an exclusive private viewing, contact G&P Lazarou Estate Agents at +357 25024949 or email limassol@gplazarou.com.
Discover more luxury properties on our website: www.gplazarou.com.

## Details

Property Type: **House**

Status: **Available**

Website

## Main Features

Property Subtype: **Luxury House**
Construction Stage: **Off-plan**
Bedrooms: **4**
Kitchen Type: **Open Plan**
Furnished: **Unfurnished**

## Area

Covered Area: **570m²**

## Energy & Heating

Heating Medium: **Underfloor Heating**
Energy Efficiency Grade: **A+**

## Further Details

Separate Laundry Room, Maids Room, Elevator, Private Swimming Pool, Storage Space, Smart Home, Sea View

# Gallery






















