



For Sale, House, Mansion/Villa, Limassol, Agios Athanasios, 570m²

HORIZON CROWN VILLA

For Sale : **€ 3,100,000**

Description

Ultra-Luxury Architectural Landmark: The Summit of Agios Athanasios Hills

Where Prestige, Privacy, and Five-Star Lifestyle Converge

Commanding a panoramic position on the hills of Agios Athanasios, this exceptional 570 m² residence is far more than a villa—it is a landmark of architectural distinction. Situated in an elite neighborhood defined by large-scale luxury developments, this estate offers a living experience comparable to a five-star boutique hotel, tailored for those who demand absolute exclusivity.

The Architecture of Light and Space

Designed with bold contemporary lines and seven levels of sophisticated living, the villa features:

7-Level Vertical Living: Connected by a high-spec electric elevator.

Floating Aesthetic: Multi-level panoramic verandas with full-perimeter glass balustrades ensure unobstructed Mediterranean views and maximum natural light.

Dual Road Access: Positioned between a secondary road and a private cul-de-sac, ensuring maximum security and zero through traffic.

Wellness & Service Infrastructure

This estate integrates private wellness facilities rarely found in residential properties:

Private Spa: Featuring a dedicated steam bath (hammam) and a professional massage therapy room.

Elite Fitness: A 50 m² private gym with dedicated bathroom facilities.

Seaside Relaxation: A reinforced concrete swimming pool with mosaic lining and LED lighting, positioned to overlook the Limassol skyline and sunsets.

Staff Quarters: Independent service circulation and staff accommodation for seamless property management.

Engineering & Smart Home Excellence

Built for generations, the villa incorporates cutting-edge technical specifications:

Seismic Superiority: Engineered to seismic resistance standards exceeding typical residential levels.

Climate Control: Hydronic underfloor heating (Air-to-Water Heat Pump) and a hybrid VRV cooling system with zoned control.

Premium Glazing: MUSKITA MU114 Thermal Insulated systems providing elite sound insulation (41 dB) and thermal efficiency.

Smart Ready: Full infrastructure for smart lighting, automated blinds, and scene control.

Property Highlights at a Glance

Covered Area: 570 m²

Accommodations: 5 Luxury Bedrooms (including a Master Suite with a walk-in closet).

Kitchens: Large independent main kitchen plus an auxiliary laundry/service kitchen.

Storage: 16 m² internal service storage plus external storage facilities.

Finishes: Large-format porcelain tiles, marble/granite staircases, and imported granite surfaces.

Exclusive Opportunity: Bespoke Customization

A unique advantage of this acquisition is the Personalized Interior Designer Customization. The buyer may implement tailored interior design modifications within the sale price, ensuring the final finishes align perfectly with their personal aesthetic.

Define Your Status

Contact G&P Lazarou Estate Agents today at +357 25024949 or email limassol@gplazarou.com to arrange your private viewing of this architectural masterpiece.

Details

Property Type: **House**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Mansion/Villa**
Kitchen Type: **Open Plan**

Construction Stage: **Off-plan**
Furnished: **Unfurnished**

Bedrooms: **4**

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



