



For Sale, House, Mansion/Villa, Limassol, Agios Athanasios, 263m², 306m²

(V01), ANAIS VILLAS, KOKKINOIA (Petronda Str.),
AGIOS ATHANASIOS, LIMASSOL

For Sale : **€ 850,000**

Description

For Sale Semi-Detached Villa Of 4 Bedrooms In Agios Athanasios, Limassol

Modern Urban Living in a Prime Limassol District

Experience an elevated and highly practical lifestyle with this stunning 4-bedroom semi-detached villa, perfectly situated in the hillside elite suburb of Agios Athanasios. Offering an emotionally rejuvenating living environment, this residence represents a top-tier residential proposal and a solid, highly functional asset. Designed across 3 sophisticated floors, this villa is crafted for those who demand ultimate luxury and panoramic perspectives. Its strategic position ensures essential daily practicality, providing a secure investment choice in a serene area known for its modern architectural flair and immediate proximity to Limassol's most prestigious international schools and commercial hubs.

Functional Layout & High-Value Residential Features

This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum functionality. The residence serves your daily routine perfectly with its expansive open-plan living areas that extend onto a rare combination of covered and uncovered verandas. The crowning jewel is a private roof garden, offering the ideal setting for outdoor wellness and Mediterranean entertaining. It is flawlessly positioned featuring three modern bathrooms, a high-spec private swimming pool, and dedicated covered parking. Residents benefit from the healthy and sustainable lifestyle offered by the villa's multi-level design, ensuring privacy and ample natural light throughout every floor.

Extensive Property Features

Property Type: Semi-Detached Luxury Villa

Location: Agios Athanasios, Limassol

Floors: 3 Levels of contemporary living space

Bedrooms: 4 Spacious bedrooms with ample storage

Bathrooms: 3 Modern bathrooms with premium finishes

Swimming Pool: Private high-spec swimming pool

Outdoor Space: Rooftop garden and extensive veranda areas

Parking: Private covered parking space included

Climate Control: Full provisions for air conditioning and heating

Legal Status: Title Deed available for immediate transfer

Nearby Landmarks & Amenities

In a convenient location for a vibrant urban routine in Limassol, the villa is surrounded by top-tier infrastructure:

Foley's Private School: Located just 0.9 km away, providing essential daily practicality for elite education.

Agios Athanasios Municipal Hall: A major administrative landmark reachable within 1.3 km.

AlphaMega & Lidl Linopetra: Your primary shopping destinations accessible for your daily routine within 2.2 km.

German Oncology Center: A major healthcare landmark reachable in just 5 minutes (2.4 km).

Agios Athanasios Ravine Park: A nearby green lung for wellness activities situated within 1.1 km.

Limassol City Center: Reachable at 4.8 km, offering premier retail and professional services.

Grammar School Limassol: Strategic proximity at 3.6 km for quality private schooling.

Limassol Beachfront (Columbia Area): Accessible within an 8-minute drive (3.5 km) for coastal wellness.

A1 Highway Interchange: Immediate connectivity just 1.6 km away for seamless island-wide travel.

Linopetra Medical Center: Accessible within 2.4 km for healthcare and peace of mind.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **House**

Status: **Available**

Unit Number: **V01**

[Website](#)



Main Features

Property Subtype: **Mansion/Villa**
Bathrooms: **3**
Covered Parking: **1**

Construction Stage: **Off-plan**
Kitchen Type: **Open Plan**

Bedrooms: **4**
Furnished: **Unfurnished**

Area

Uncovered Verandas: **165m²**

Covered Area: **263m²**

Plot Area: **306m²**

Further Details

Private Swimming Pool, Storage Space, Water, Electricity, Air Condition



Gallery



