

#11631

6 Bedroom Luxury Villa For Sale Paniotis Limassol

📍 Agios Athanasios, LIMASSOL

€8,900,000





Overview

Specifications

Bedrooms

 6


Bathrooms

 8

Covered

 700 m²

Type	Detached Villa
Toilets	9
Plot	1380 m²
Uncovered veranda	59 m²

Status	Key ready
Year of construction	2026
Energy efficiency rating	 A

Description

An exceptional luxury villa located in a prestigious area offering panoramic sea views, absolute privacy, and sophisticated modern living. Set on a generous 1,380 m² plot, this exclusive residence features over 700 m² of beautifully designed living space with high ceilings, premium finishes, and outstanding indoor-outdoor lifestyle amenities.

Property Highlights :

- * Prestigious and private location
- * Unobstructed panoramic sea views
- * 706 m² total covered area on a 1,380 m² plot
- * 6 spacious en-suite bedrooms
- * Maid's room + 2 multipurpose rooms
- * Modern high-ceiling architectural design
- * 15m overflow swimming pool
- * Landscaped garden with automated irrigation system
- * Outdoor built-in hot tub & fire pit
- * Covered BBQ and entertainment area
- * Smart Home System (KNX)
- * Central VRV climate control system
- * Underfloor central heating
- * Photovoltaic solar panels with storage batteries
- * Central audio system & CCTV security
- * Wine cellar / storage room
- * KONE internal elevator (3 stops)
- * Covered parking for 2 cars
- * Pool shower & toilet
- * Garden water well
- * Outdoor electric heaters

Additional information

Facilities

Aircondition, Split system

Heating, Underfloor

Pool, Private, overflow

Solar photovoltaic panels

Storage

Features

Barbeque

CCTV

Combined kitchen and dining area

Double glazing

Easy access to main roads

Garden

High ceilings

Modern design

Open plan

Quiet area

Sea view

Veranda

Distances

Airport



60 km