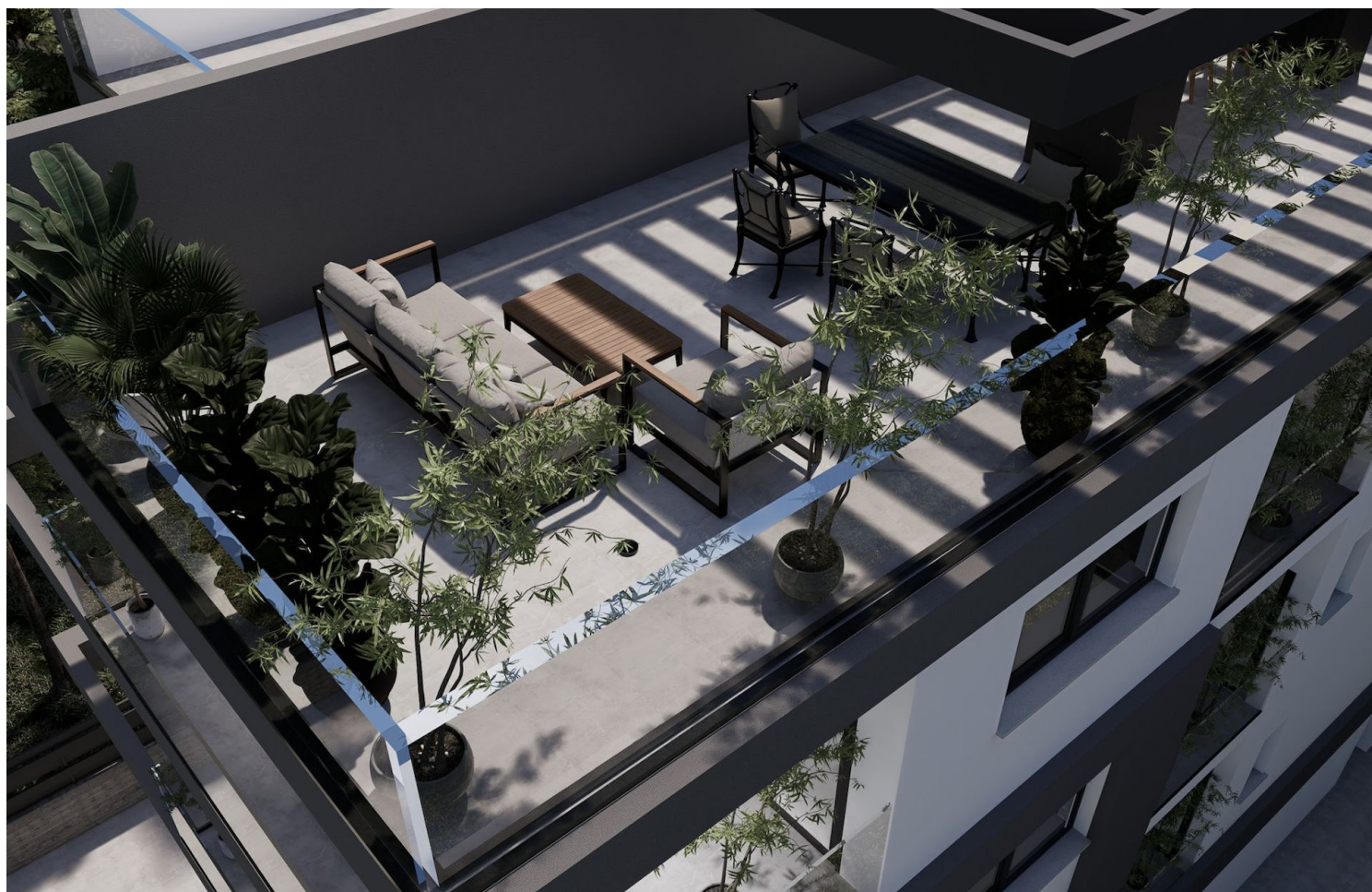


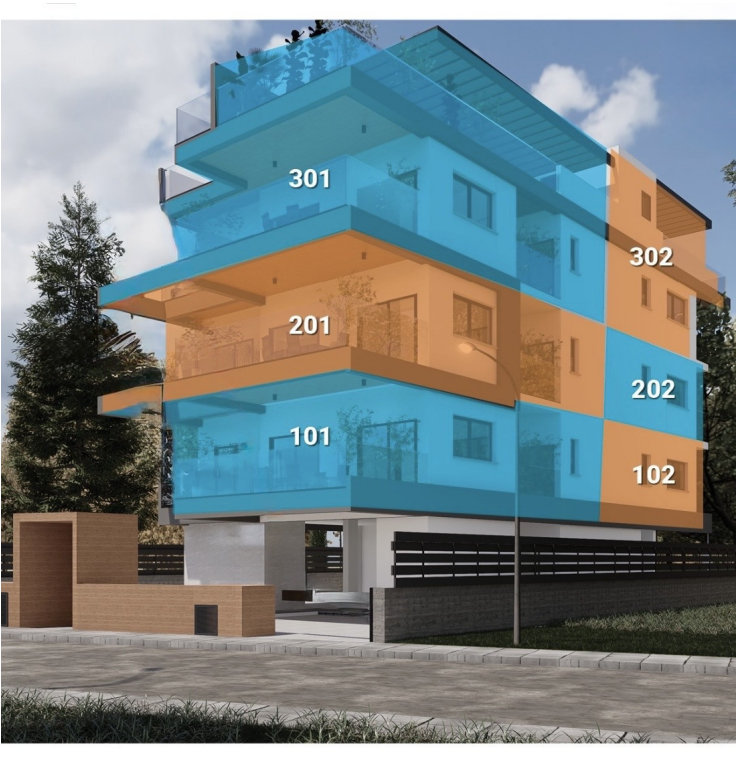
#10284

# 2 Bedroom Penthouse + Roof Garden For Sale Ayios Athanasios Limassol

📍 Agios Athanasios, LIMASSOL

€430,000 +VAT





# Overview

## Specifications

|                                                                                     |  |                                                                                       |  |                                                                                                          |  |
|-------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------|--|
| Bedrooms                                                                            |  | Bathrooms                                                                             |  | Covered                                                                                                  |  |
|  2 |  |  2   |  |  75.59 m <sup>2</sup> |  |
|                                                                                     |  |                                                                                       |  |                                                                                                          |  |
| Type                                                                                |  | Apartment                                                                             |  |                                                                                                          |  |
| Showers                                                                             |  | 1                                                                                     |  |                                                                                                          |  |
| Toilets                                                                             |  | 2                                                                                     |  |                                                                                                          |  |
| Plot                                                                                |  | 153.41 m <sup>2</sup>                                                                 |  |                                                                                                          |  |
| Covered veranda                                                                     |  | 14.8 m <sup>2</sup>                                                                   |  |                                                                                                          |  |
|                                                                                     |  |                                                                                       |  |                                                                                                          |  |
| Roof garden                                                                         |  | 49.46 m <sup>2</sup>                                                                  |  |                                                                                                          |  |
| Status                                                                              |  | Under construction                                                                    |  |                                                                                                          |  |
| Year of construction                                                                |  | 2027                                                                                  |  |                                                                                                          |  |
| Energy efficiency rating                                                            |  |  A |  |                                                                                                          |  |

## Description

For sale a 2 bedroom penthouse located in the prestigious area of Agios Athanasios, Limassol!

The project will include 2 and 3 bedroom apartments and penthouses with roof terraces;

Project details:

- . Prime & Luxurious Area
- . 2&3 bedroom apartments
- . Penthouses with roof terraces
- . 3 minutes from the Grammar school, Limassol
- . Nearby amenities and services, accessible by foot
- . Easy Access to the Beach

Pavlos Paschali Real Estate Agency Ltd Reg No. 864 License No.272/E

# Floor plans

## 3<sup>RD</sup> FLOOR

**302** ▶  
2 Bedrooms  
2 Bathrooms  
75.59 SQM Internal Area  
14.8 SQM Covered Veranda

**301** ▶  
3 Bedrooms  
2 Bathrooms  
98.13 SQM Internal Area  
33.41 SQM Covered Veranda



## R<sup>OOF</sup> FLOOR

◀ **302**  
49.46 SQM Uncovered Roof Terrace

◀ **301**  
74 SQM Uncovered Roof Terrace



# Additional information

## Facilities

|                         |                    |                    |
|-------------------------|--------------------|--------------------|
| Aircondition, Provision | Elevator           | Heating, Provision |
| Parking, Covered        | Solar water heater | Storage            |

## Features

|                 |                        |                           |
|-----------------|------------------------|---------------------------|
| Double glazing  | Easy access to highway | Easy access to main roads |
| En suite shower | Fitted wardrobes       | Modern design             |
| Veranda, large  |                        |                           |

## Distances

|                                                                                                               |                                                                                                     |                                                                                                 |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Amenities<br> 1 km           | Airport<br> 60 km  | Sea<br> 4 km |
| Public transport<br> 500 m | Schools<br> 2 km |                                                                                                 |