

#10758

# 2 Bedroom Apartment For Sale Agios Athanasios Limassol

📍 Agios Athanasios, Limassol

€320,000 +VAT





# Overview

## Specifications

Bedrooms

 2


Bathrooms

 2

Covered

 80 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>2</b>
Plot	<b>100 m<sup>2</sup></b>
Covered veranda	<b>20 m<sup>2</sup></b>

Year of construction	<b>2027</b>
Furnished	<b>Fully furnished</b>
Energy efficiency rating	 <b>Exempt</b>

## Description

A boutique residential project in the sought-after area of Agios Athanasios, Limassol. Thoughtfully designed to blend contemporary elegance with elevated living, this exclusive development comprises only twelve luxury apartments — including studios, one-bedroom, and two-bedroom units.

Located on the first floor of a three-story building, this fully furnished 2-bedroom apartment offers 80 m<sup>2</sup> of internal covered space plus a 20 m<sup>2</sup> covered veranda, providing generous indoor-outdoor living with panoramic views of the city and sea.

Step inside to discover a bright open-plan living and dining area with a modern, fully equipped kitchen, high-quality ceramic tiles, and double-glazed windows that enhance both comfort and energy efficiency.

Residents enjoy gated access, covered parking, storage space, and photovoltaic systems for sustainable energy use. A roof garden and lush greenery add to the project's serene and sophisticated atmosphere.

Perfectly situated, the project is just minutes from Limassol's center and the beach, and within walking distance to schools (300 m), amenities (400 m), and public transport (540 m). The Larnaca International Airport is conveniently located 64 km away.

Whether you're looking for a modern home in a quiet area or a smart investment opportunity, this apartment combines urban convenience, energy efficiency, and refined design in one exceptional address.

Key Features:

- \* 2 Bedrooms · 1 Bathroom
- \* Covered Area: 80 m<sup>2</sup> | Covered Veranda: 20 m<sup>2</sup> | \* Plot: 100 m<sup>2</sup>
- \* Fully Furnished | Modern Design | Open-Plan Layout
- \* Covered Parking & Storage | Elevator Access
- \* Photovoltaic Systems | Gated Access | Quiet Area
- \* City & Sea Views | Near Bus Route | Easy Access to Main Roads

# Floor plans



# Additional information

## Facilities

Elevator

Parking, Covered

Storage

## Features

Ceramic tiles

City view

Combined kitchen and dining area

Double glazing

Easy access to highway

Easy access to main roads

Modern design

Near amenities

Near bus route

Open plan

Quiet area

Veranda

## Distances

Amenities

 400 m

Airport

 64 km

Sea

 3.2 km

Public transport

 540 m

Schools

 300 m