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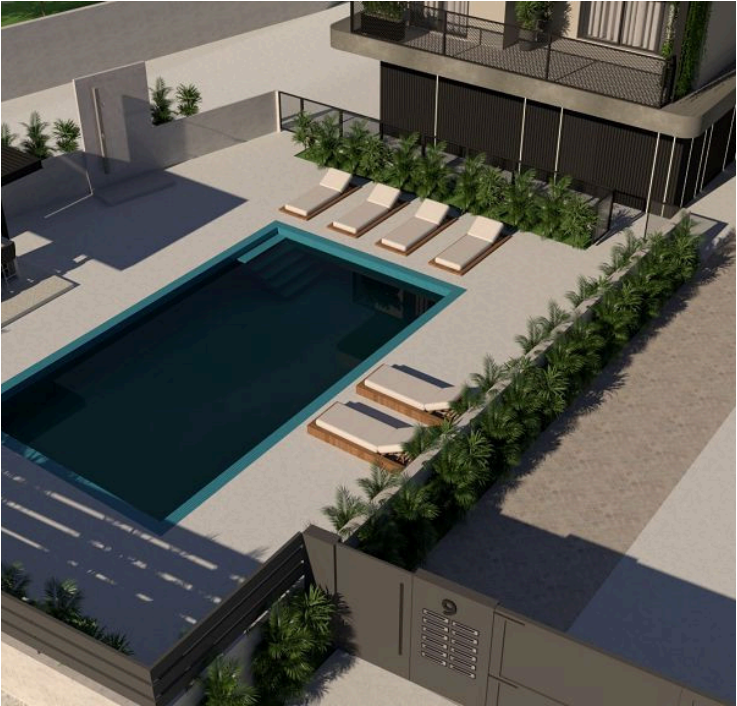
# 2 Bedroom Apartment For Sale Agios Athanasios

📍 Agios Athanasios, Limassol

€370,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 1		 86 m <sup>2</sup>	
Type		Apartment		Covered veranda 22 m <sup>2</sup>	
Showers		1		Status Off plan	
Toilets		2		Year of construction 2027	
Plot		135 m <sup>2</sup>		Energy efficiency rating  Exempt	

## Description

This attractive off-plan apartment is located on the first floor of a contemporary two-storey building, offering modern design and comfortable living in a quiet residential area.

The property features a total covered area of 86 m<sup>2</sup>, complemented by a spacious 22 m<sup>2</sup> covered veranda, ideal for outdoor dining and relaxation. The open-plan layout seamlessly combines the living room, kitchen, and dining area, creating a bright and functional living space. Large double-glazed windows enhance natural light and energy efficiency.

The apartment includes two well-proportioned bedrooms, one main bathroom with shower, and an additional guest WC, providing convenience for both residents and visitors. Thoughtfully designed with modern finishes, the property also benefits from a storage room, elevator access, one covered parking space and one uncovered parking space.

Residents can enjoy access to a communal swimming pool, while the location offers easy access to main roads and the highway, making daily commuting simple and efficient.

Ideally situated, the apartment is just 1.5 km from amenities, 1 km from schools and public transport, 5 km from the sea, and approximately 60 km from the airport, making it suitable for both permanent residence and investment purposes.

A fantastic opportunity to secure a modern home in a well-connected yet peaceful area.

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

# Additional information






## Facilities

Elevator	Parking, Covered	Pool, Communal
Storage		

## Features

Combined kitchen and dining area	Double glazing	Easy access to highway
Easy access to main roads	Guest WC	Modern design
Mountain view	Open plan	Pressurized water system
Quiet area	Shower	Veranda

## Distances

Amenities  1.5 km	Airport  60 km	Sea  5 km
Public transport  1 km	Schools  1 km	