

#11133

# 1 Bedroom Apartment For Sale Agios Athanasios Limassol

📍 Agios Athanasios, Limassol

€235,000 +VAT













# Overview

## Specifications

|  |  |   |  |   |  |
|--|--|---|--|---|--|
| Bedrooms   |  | Bathrooms   |  | Covered   |  |
|  1 |  |  1 |  |  51 m <sup>2</sup> |  |
| Type   |  | Apartment   |  | Status  |  |
| Plot   |  | 59 m <sup>2</sup>   |  | Year of construction  |  |
| Covered veranda  |  | 8 m <sup>2</sup>  |  | Energy efficiency rating  |  |
|  |  |   |  | Off plan  |  |
|  |  |   |  | 2026  |  |
|  |  |   |  |  A+                |  |

## Description

Discover this stylish off-plan 1-bedroom apartment located on the 2nd floor of a contemporary 3-storey building, designed with modern living in mind and energy efficiency rated A+.

The apartment offers 51 m<sup>2</sup> of covered internal space, featuring a bright open-plan layout with a combined kitchen, dining, and living area. Large double-glazed windows allow for plenty of natural light while ensuring comfort and insulation throughout the year. Ceramic tile flooring and clean architectural lines enhance the modern aesthetic.

Step outside to enjoy an impressive 8 m<sup>2</sup> covered veranda, ideal for outdoor dining and entertaining. The total plot area is 59 m<sup>2</sup>, offering generous outdoor space rarely found in similar properties.

The property includes:

- \* 1 comfortable bedroom
- \* 1 modern bathroom
- \* 1 parking space
- \* Energy Efficiency Rating A+

Situated in a quiet residential area with easy access to main roads, this apartment offers convenience and connectivity. It is just:

- \* 400 m from amenities
- \* 500 m from schools
- \* 900 m from public transport
- \* 3.5 km from the sea
- \* 4 km from a nearby resort
- \* 51 km from the airport




An excellent opportunity for first-time buyers, investors, or those seeking a modern holiday home near the coast.

# Additional information

## Features

|                           |                                  |                |
|---------------------------|----------------------------------|----------------|
| Ceramic tiles             | Combined kitchen and dining area | Double glazing |
| Easy access to main roads | Modern design                    | Open plan      |
| Quiet area                | Veranda                          |                |

## Distances

|   |  |  |
|---|--|--|
| Amenities<br> 400 m        | Airport<br> 51 km | Sea<br> 3.5 km  |
| Public transport<br> 900 m | Schools<br> 500 m | Resort<br> 4 km |