

#11177

# 1 Bedroom Apartment For Sale Agios Athanasios Limassol

📍 Agios Athanasios, Limassol

€350,000 +VAT





# Overview

## Specifications

Bedrooms



1

Bathrooms



1

Covered

**53.5 m<sup>2</sup>**

Type	<b>Apartment</b>
Toilets	<b>1</b>
Plot	<b>84.9 m<sup>2</sup></b>

Covered veranda	<b>23 m<sup>2</sup></b>
Year of construction	<b>2028</b>
Energy efficiency rating	<b>A+</b>

## Description

A new residential development in the prestigious area of Panthea, one of the most sought-after neighbourhoods of Limassol.

Designed with a commitment to luxury, comfort, and quality, the project is an exclusive three-floor building comprising just 10 spacious apartments, offering 1, 2, and 3-bedroom layouts. Each residence is thoughtfully designed to maximise space, natural light, and modern elegance—creating a refined living environment ideal for both homeowners and investors.

Residents will enjoy a premium lifestyle with carefully curated communal amenities, including:

- \* A stunning swimming pool
- \* A fully equipped, state-of-the-art gym
- \* A dedicated children's playroom

These amenities are designed to enhance everyday living while fostering a sense of community within the development.

One of the project's standout features is its generous parking provision. Each apartment is allocated two private parking spaces (excluding 1-bedroom units), ensuring exceptional convenience for both residents and their guests—an invaluable advantage in this desirable area.

It reflects a strong commitment to energy efficiency, contemporary architecture, and superior construction standards. The result is a modern residential building that combines sustainability with sophisticated design—offering a comfortable, high-quality lifestyle in one of Limassol's prime residential locations.

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

# Floor plans



# Additional information

## Facilities

Aircondition, Split system

Heating, Underfloor

Storage

Elevator

Parking, Covered

Gym

Pool, Communal

## Features

Alarm system (provision)

Double glazing

Modern design

Parquet flooring

Shutters, electric

Ceramic tiles

Easy access to highway

Near bus route

Quiet area

Veranda

Combined kitchen and dining area

Easy access to main roads

Open plan

Shutters

## Distances

Amenities

 3 km

Airport

 64 km

Sea

 5 km

Public transport

 900 m

Schools

 850 m