

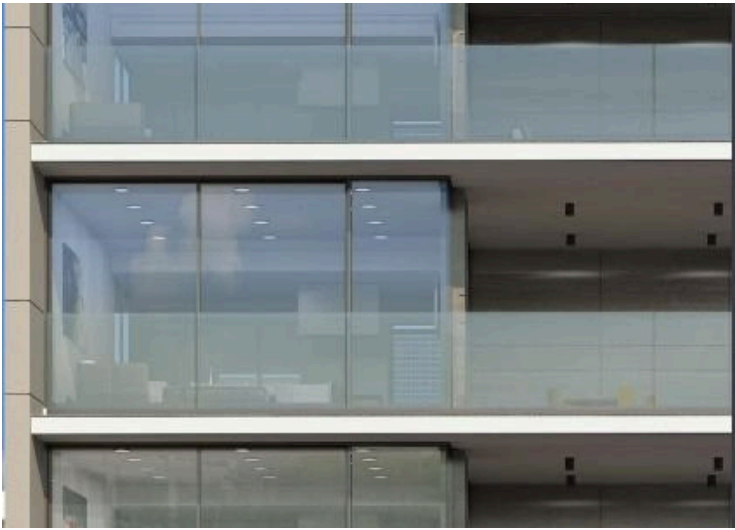
#5967

3 Bedroom Brand New Apartment

📍 Agios Athanasios, Limassol

€635,000





Overview

Specifications

Bedrooms

 3

Bathrooms

 2

Covered

 126 m²

Type	Apartment	Year of construction	2021
Toilets	2	Structure	Concrete
Status	Under construction		

Description

The project is located in a very quiet and desirable neighborhood in Ayios Athanasios, close to amenities (supermarkets, restaurants, schools, etc.) and a short walk from the beach and 'Dasoudi' park along the seafront to the south and the retail outlets and restaurants of Kolonakiou Avenue to the north. The development affords easy access to Limassol City Centre and the highway that in turn provides high connectivity to both airports and the rest of the island.

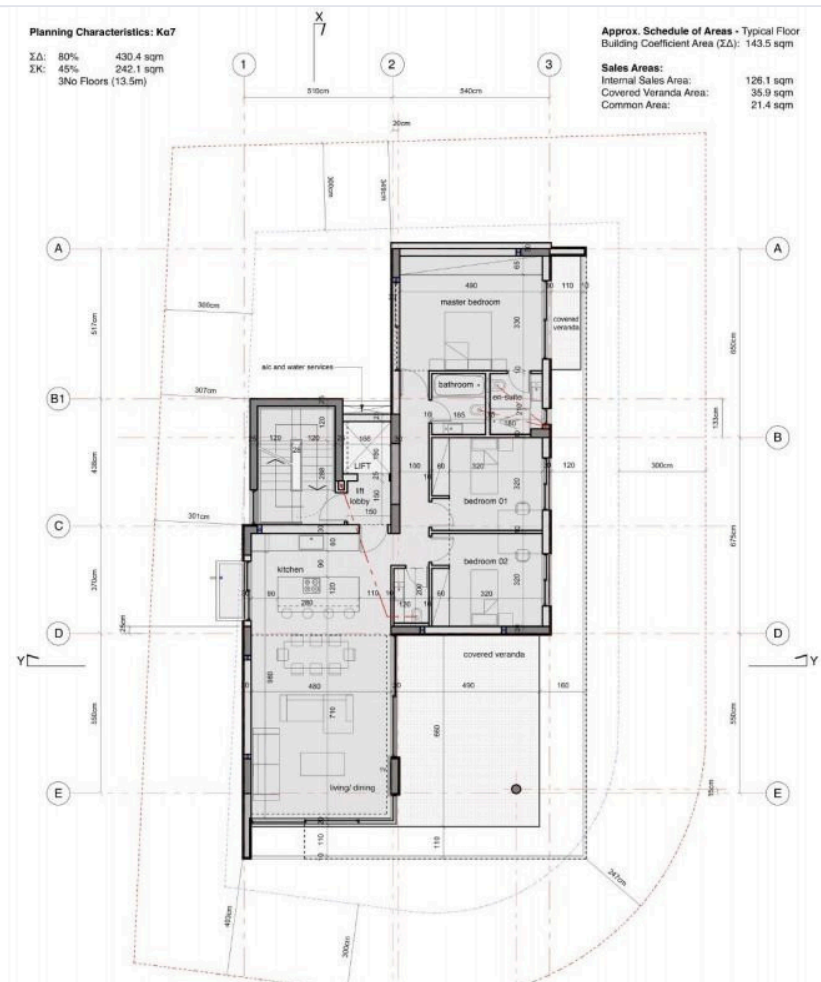
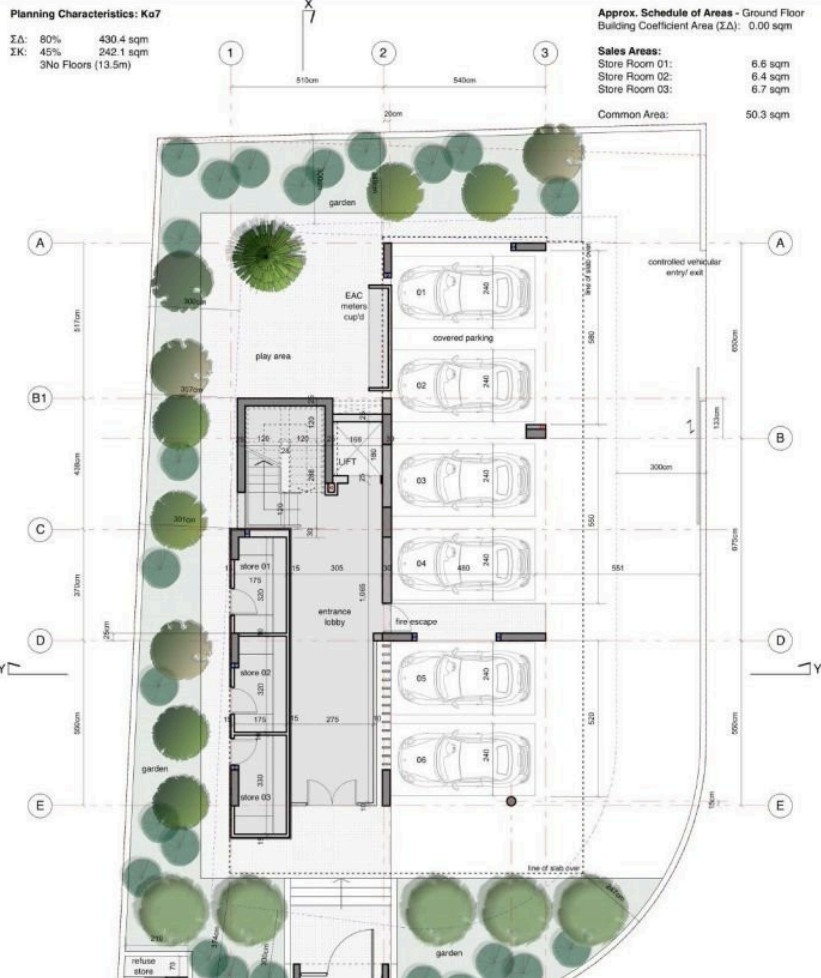
In the immediate vicinity, there is a large well-maintained public green space that lies diagonally across the street to the south-east of the site ensuring uninterrupted views towards the sea from the upper levels of the proposed development.

The project itself has arranged over three floors. The ground floor area is allocated to a large entrance lobby, covered parking for 6No. cars (2No. per apartment) and 3No. storerooms. Controlled access points are located for both vehicular and pedestrian entry/ exit points. The floors above generate 3No apartments. One generously sized three-bedroom apartment per floor. The third-floor apartment has an enhanced floor to ceiling height over the living/ dining room (3.8m) and has exclusive use of the roof garden including a sun lounge and plunge pool.

The proposal responds directly to its context and through its orientation unlocks the available sea views from the upper levels across the public green opposite. The large veranda on the southeast corner of the site annexed to the living/ dining room is a recessive element that relates to the corner situation in planning terms and provides a notional hinge between the daytime and nighttime zones of the apartments. The two zones are expressed and architecturally differentiated. One is almost entirely clad in glass while the other appears solid with punctured glazed apertures. The two are linked by a continuous ribbon-like edge provided by the verandas and architectural projections that extends vertically to the perforated slab over the roof garden area. The intention through the overall material and texture palette selection is to render simplicity of form.

OUTLINE SPECIFICATION

Floor plans



Additional information

Facilities

Aircondition, Provision	Elevator	Gated complex
Heating, Provision	Solar water heater	Storage

Features

Alarm system (provision)	Balcony	Door screen
Easy access to highway	Entrance gate	Granite countertops
Modern design	Near amenities	Near bus route
Next to green area	Smart home automation	Walking distance to beach

Distances

Amenities  200 m	Sea  1 km	Public transport  200 m
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