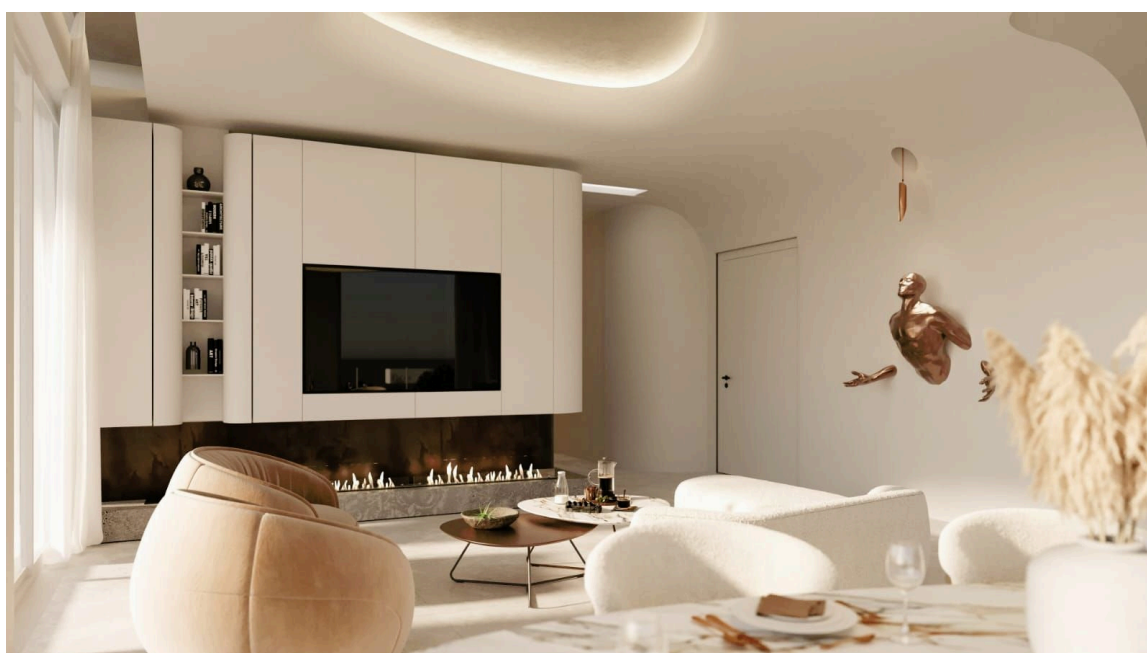




VIVO
REALTY



A STATE OF THE ART 3 BEDROOM APARTMENT IN AGIOS ATHANASIOS

📍 [Limassol, Agios Athanasios](#)

68180830





Price	€1,682,000 +VAT	Type	Apartment
Bedrooms	3	Bathrooms	2
Covered	160 m ²	Covered veranda	70 m ²
Garden	12 m ²	Year of Construction	2024
Status	Off plan	Energy efficiency rating	A
Floor	2 / 3	Area	Limassol, Agios Athanasios

Description

We are proud to offer a state-of-the-art apartment in the prestigious area of Agios Athanasios in Limassol. The building is located very near to all amenities such as schools, banks, supermarkets, groceries and hospitals.

This is an enormous three-bedroom apartment of a total area of 300 sqm. They are built in the highest quality and specifications offered in the real estate market right now.

Internal living area 160 sqm, common areas of 16 sqm, balconies of 70 sqm, gardens on the balconies of 12 sqm, a private cellar of 5 sqm, private maids' room of 15 sqm and a storage of 6 sqm.

It is featuring large verandas with sea view, a pool or Jacuzzi, flower landscaped garden. Fully automated facilities such as central control system for light, camera, heating cooling, TV, music, watering system and all home appliances.

Energy efficient closed type A/C systems, energy efficient underfloor heating, advanced security systems, central manage networks and unified communications internet in every part of the building, an extra room for a house maid and a secure playground for children.

It consists of:

- High quality kitchen designed by award winning designers. Kitchen counter-tops made of high quality.
- Lamina/Italian porcelain ceramic
- Ability to provide furniture with unique design and quality.
- High aesthetic ceramics of large dimensions
- High-specification bathroom fixtures and mixers
- Built in showers with high quality tiles, concealed type mixers and showers electric towel rails in all bathrooms.
- Tall interior doors of high aesthetic value
- Custom designed and quality wardrobes reaching the ceiling height of the apartment.
- Fire resistant armored entrance doors
- False ceiling design with gypsum boards
- Architectural lighting study
- Noise reduction materials embedded in the infrastructure.
- Elevators with access codes and the ability to open directly to your living room

Common areas consist of a luxurious lobby, a cigar & meeting room, a gym, changing rooms/WC, sauna, swimming pool, kid's playroom and of course a landscaped garden.



Office Properties

Office Administrator

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Facilities

Aircondition, Central system

Parking, Covered

Elevator

Gym

Storage

Landscaped garden

Outdoor shower

Self contained annex

Solar photovoltaic panels

Heating, Underfloor

Pool, Communal

Childrens playground

Sauna

Gated complex

Maid's room

Solar water heater

Clubhouse

Features

Smart home	Bath
Central satellite system	Central sound system
Bicycle parking	Fire detector
Sound insulation	Thermal insulation
Heart of city center	Easy access to main roads
Easy access to highway	Bathroom underfloor heating
Combined kitchen and dining area	Spacious rooms
High ceilings	Solitary
Elevated	Connected to electric mains
Municipal water/sewage	Openings in opposite sides
Next to green area	Cul de sac
Balcony	Fitted wardrobes
Guest cloakroom	Utility room
Entrance gate, automated	Entrance gate
Courtyard	Water softener
Handicap Accessible	Fly screens
Garden	Pressurized water system
Investment opportunity	Play room
Door screen	Bright
City view	Irrigation system
Walk-in closet	Open plan
Ceramic tiles	Mountain view
24-hour security	Alarm system
Granite flooring	Double glazing
Guest WC	Veranda
Ground Floor Bedroom	Quiet Area
Granite countertops	Marble flooring
CCTV	Below market value
Distressed property	En suite Bathroom
Luxury specifications	Modern design
Village view	Country view
Panoramic view	Sea view

Near bus route

Jacuzzi

Guestroom

Kitchen appliances

Near amenities

Indoor Fireplace

Laundry room

Floor plans

