



VIVO
REALTY



A STATE OF THE ART 3 BEDROOM PENTHOUSE IN AGIOS ATHANASIOS

 [Limassol, Agios Athanasios](#)

68180831





Price	€1,985,000 +VAT	Type	Apartment
Bedrooms	3	Bathrooms	2
Covered	160 m ²	Roof garden	94 m ²
Covered veranda	61 m ²	Garden	18 m ²
Year of Construction	2024	Status	Off plan
Energy efficiency rating	A	Floor	Penthouse / 3
Area	Limassol, Agios Athanasios		

Description

We are proud to offer a state-of-the-art penthouse 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 385 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 61 sqm, gardens on the balconies of 18 sqm, a huge roof garden of 94 sqm, a private cellar of 6 sqm, private maids' room of 18 sqm and a storage of 7 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
- A specially designed roof garden with a private swimming pool and bar

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, Private

Childrens playground

Sauna

Gated complex

Maid's room

Solar water heater

Clubhouse

Features

Smart home	Bath
Pool bar	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
Infrared heating panels	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	Bar
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

Sea view

Near amenities

Indoor Fireplace

Guestroom

Kitchen appliances

Panoramic view

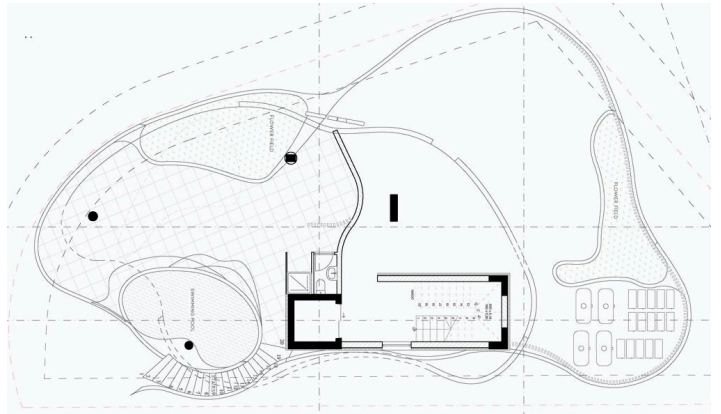
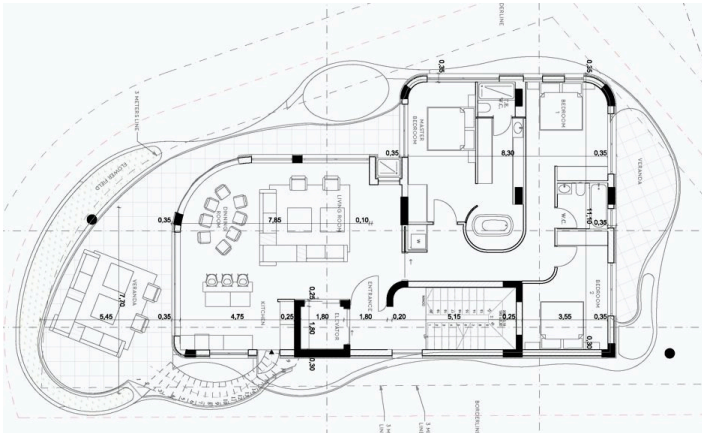
Near bus route

Jacuzzi

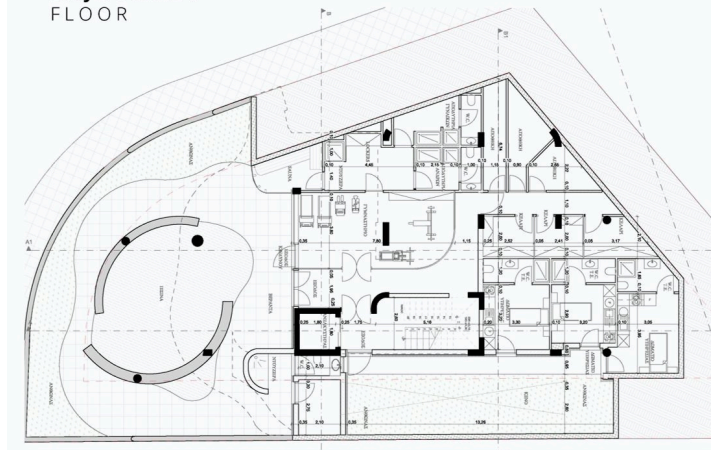
Roof Garden

Laundry room

Floor plans



ENJOYMENT FLOOR



LOBBY FLOOR

