



VIVO  
REALTY



## A STATE OF THE ART 3 BEDROOM PENTHOUSE IN AGIOS ATHANASIOS

 [Limassol, Agios Athanasios](#)

68180831





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

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## Features

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

Country view

Sea view

Near amenities

Indoor Fireplace

Guestroom

Kitchen appliances

Panoramic view

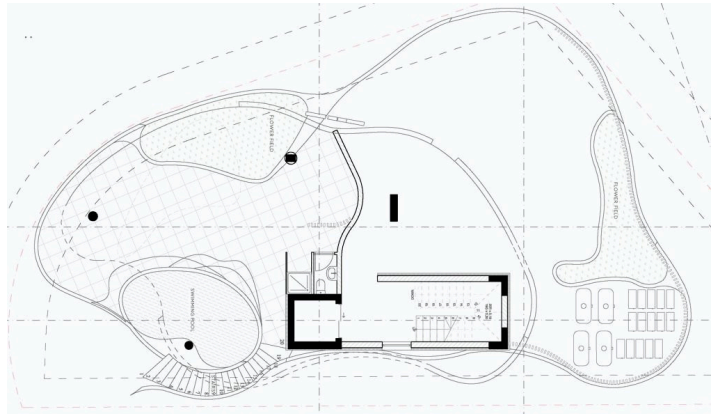
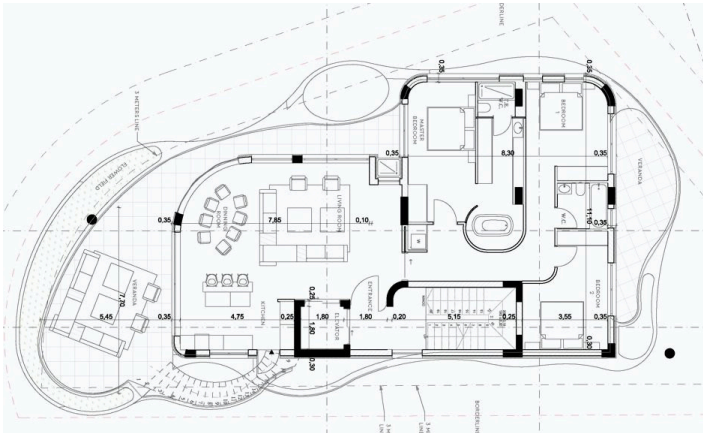
Near bus route

Jacuzzi

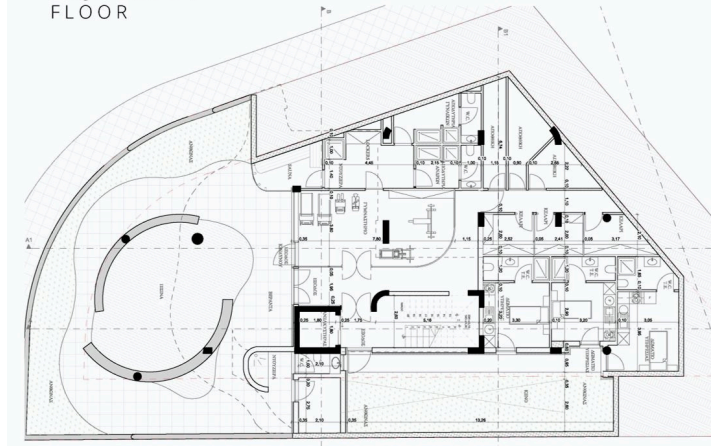
Roof Garden

Laundry room

## Floor plans



### ENJOYMENT FLOOR



### LOBBY FLOOR

