

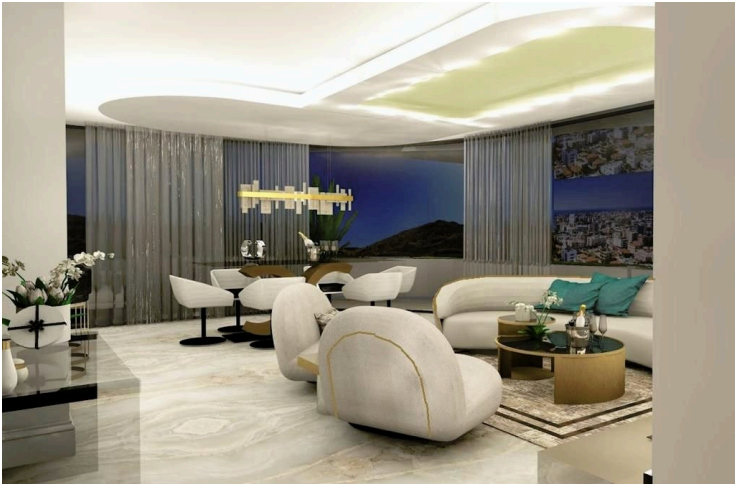
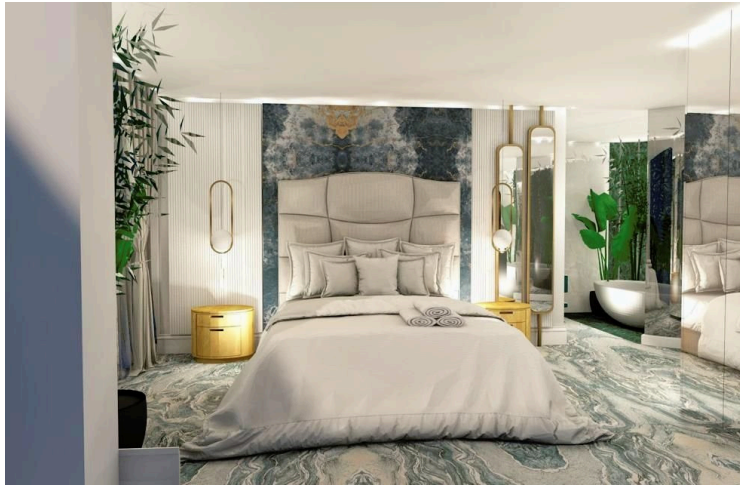
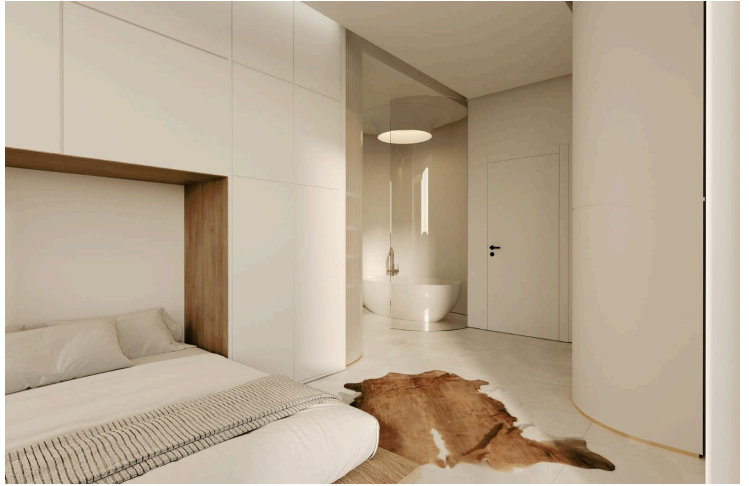
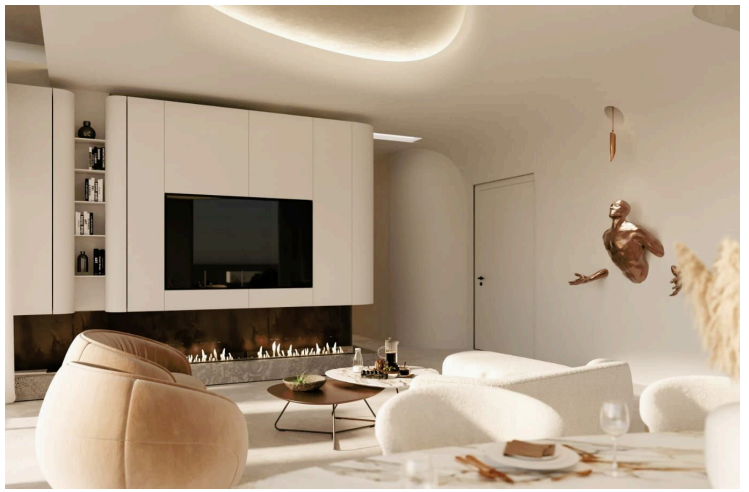
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# A STATE OF THE ART 3 BEDROOM PENTHOUSE IN AGIOS ATHANASIOS

 Agios Athanasios, Limassol

€1,985,000 +VAT





# Overview

## Specifications

Bedrooms

 3


Bathrooms

 2

Covered

 160 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>3</b>
Status	<b>Off plan</b>
Year of construction	<b>2024</b>

Furnished	<b>Fully furnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## 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.

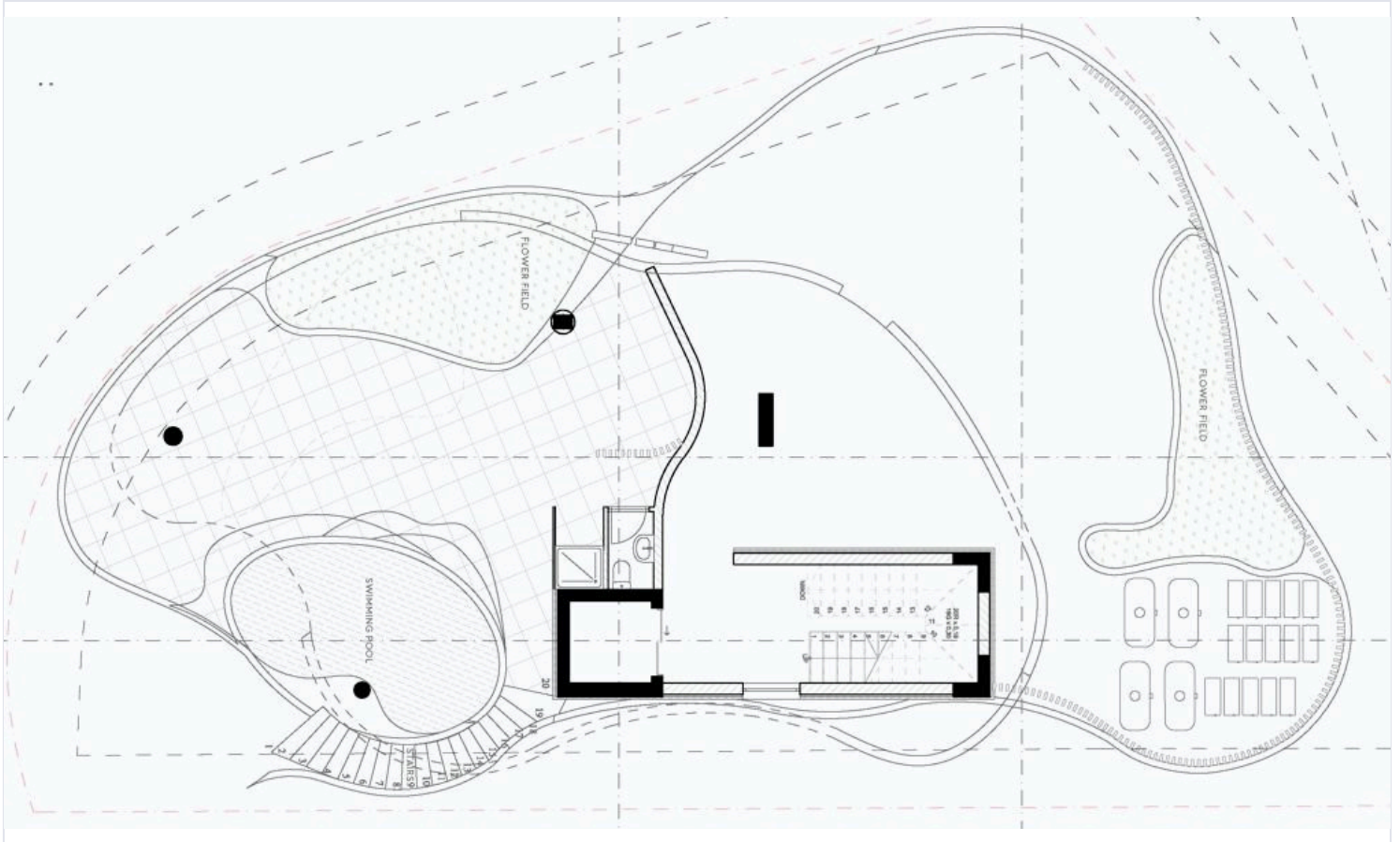
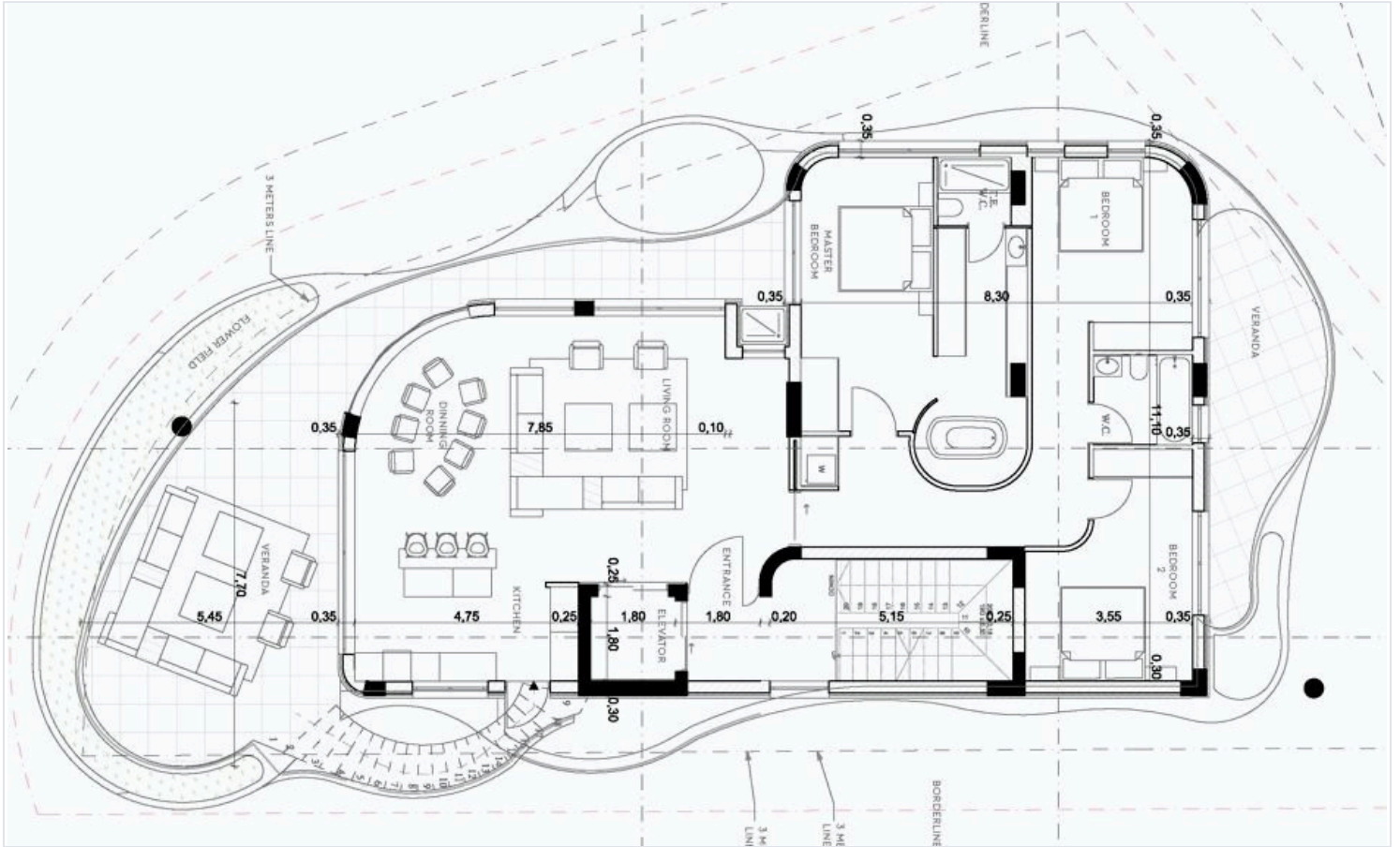
It is featuring large verandas with sea view, a pool or Jacuzzi, flower landscaped garden. Fully automated facilities such as central control system for light, camera, heating cooling, TV, music, watering system and all home appliances. Energy efficient closed type A/C systems, energy efficient underfloor 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



# Floor plans



# Additional information

## Facilities

Aircondition, Central system

Elevator

Heating, Underfloor

Outdoor shower

Sauna

Solar water heater

Childrens playground

Gated complex

Landscaped garden

Parking, Covered

Self contained annex

Storage

Clubhouse

Gym

Maid's room

Pool, Private

Solar photovoltaic panels




## Features

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

## Contact us



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