



**VIVO**  
REALTY



## A UNIQUE THREE BEDROOM PENTHOUSE IN AGIOS ATHANASIOS

📍 [Limassol, Agios Athanasios](#)

68180859





<b>Price</b>	€1,530,000 +VAT	<b>Type</b>	Apartment
<b>Bedrooms</b>	3	<b>Bathrooms</b>	1
<b>Covered</b>	171.5 m <sup>2</sup>	<b>Roof garden</b>	80.35 m <sup>2</sup>
<b>Covered veranda</b>	52.6 m <sup>2</sup>	<b>Uncovered veranda</b>	32 m <sup>2</sup>
<b>Garden</b>	14.5 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

This is a unique investment opportunity inspired by great legendary artists, and we are proud to offer this three bedroom penthouse situated on the third floor of the building.

It consists if an internal area of 171.5 sqm, 52.6 sqm covered balcony, 32 sqm Uncovered balcony and 14.5 sqm gardens and an 80,35 sqm Roof Garden. Total area is 378 sqm.

It is featuring three bedrooms, all being en-suite, four toilets, guest toilet, an open plan living room and dinning area and a fully equipped kitchen. One covered parking space and storage.

The building it self was consists of three floors, with two underground flooring and cascading perimeter gardens. All apartments have either inner or outside gardens. The first and second floor include two spacious 2-bed room apartments and a wealthy 3-bed room condo. The third floor features 2 Luxury Sky Villas: with 3+1 bedrooms, internal gardens, and a Roof garden terrace with a Jacuzzi or possibility of a pool. The building's front lobby is embellished with two statues diving into the water. The ground floor has a reception, a cigar/meeting room. The first lower level includes covered parking for large cars and a setup for electric powered motors. On the second lower level there are a magnesium water pool with sunbeds, a BBQ kitchen, gym, changing room, showers, WC, sauna, wine cellar, storage rooms and kids fully equipped playground.

Build with the highest specifications and high end materials to deliver unique properties with exceptional living conditions. The goal is to meet and surpass all expectations by prioritizing quality, distinctive design, luxury, and provide the best service.

A solid foundation for privacy, relaxation, security, and overall, body and soul elevation. By establishing gated communities, the aim is to foster a pleasant way of living that adds value to the investment.

By providing individuality, innovative design, advanced technology, well-being, and seamless integration of the surrounding environment. Which will allow the four elements to enhance the living experience and elevate the value of the investment.

Construction will begin in 2024.



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## Office Properties

Office Administrator

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## Facilities

Aircondition, Central system

Parking, Covered

Elevator

Gym

Storage

Landscaped garden

Outdoor shower

Heating, Underfloor

Pool, Communal

Childrens playground

Sauna

Gated complex

Maid's room

Solar photovoltaic panels

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## Features

Smart home  
Shower  
Central sound system  
Fire detector  
Thermal insulation  
Easy access to highway  
Combined kitchen and dining area  
Solitary  
Connected to electric mains  
Openings in opposite sides  
Cul de sac  
Fitted wardrobes  
Utility room  
Entrance gate  
Water softener  
Garden  
Play room  
Bright  
Irrigation system  
Open plan  
Ceramic tiles  
Alarm system  
Double glazing  
Veranda  
Granite countertops  
CCTV  
Distressed property  
Luxury specifications  
Country view  
Sea view  
Near amenities  
Roof Garden

Bath  
Central satellite system  
Bicycle parking  
Sound insulation  
Easy access to main roads  
Bathroom underfloor heating  
Spacious rooms  
Elevated  
Municipal water/sewage  
Next to green area  
Balcony  
Guest cloakroom  
Entrance gate, automated  
Courtyard  
Fly screens  
Investment opportunity  
Suitable for work  
City view  
Walk-in closet  
Corner  
Mountain view  
Tile flooring  
Guest WC  
Quiet Area  
Marble flooring  
Below market value  
En suite Bathroom  
Modern design  
Panoramic view  
Near bus route  
Indoor Fireplace  
Office

Laundry room

Kitchen appliances





## Floor plans





