

8180702

# LOVELY TWO BEDROOM APARTMENT IN AGIOS ATHANASIOS

 Agios Athanasios, Limassol

**€315,000** +VAT







# Overview

## Specifications

Bedrooms

 2


Bathrooms

 1

Covered

 79.3 m<sup>2</sup>

Type	<b>Apartment</b>
Showers	<b>1</b>
Toilets	<b>2</b>
Status	<b>Key ready</b>

Year of construction	<b>2023</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

This is a luxurious 2 bedroom apartment located in the heart of Limassol City Centre with access to highways leading to Larnaca – Paphos airports and the Cyprus capital Nicosia – approximately 40-50 minutes drive from each city and each airport..

Located in one of the most desirable residential area in Limassol, Agios Athanasios, surrounded by the biggest law firms and offices for financial services and close to shopping Centres such as Super home Centre, Jumbo and other shopping facilities.

The location is exceptional as it combines tranquil residential living together with ample amenities. The employees of the surrounding businesses create a high demand for rental, making the investment, a high yield one.

The architectural design is excellent with high technical specifications and security gates, intercom and ample parking. The materials selected for the construction are mostly imported with high tech specifications, resistant long life, and low maintenance costs.

# Additional information

## Facilities

Aircondition, Provision

Solar water heater

Heating, Provision

Storage

Parking, Covered

## Features

Balcony

Central TV system

Connected to electric mains

Easy access to main roads

Fitted wardrobes

Guest WC

Modern design

Near bus route

Quiet area

Thermal insulation

Bright

Ceramic tiles

Double glazing

En suite shower

Garbage disposal

Investment opportunity

Municipal water/sewage

Open plan

Rental potential

Veranda, large

CCTV

Combined kitchen and dining area

Easy access to highway

Fire detector

Granite countertops

Luxury specifications

Near amenities

Pressurized water system

Sound insulation

## Distances

Amenities



500 m

Airport



62 km

Sea



5 km

Public transport



200 m

Schools




500 m

## Contact us



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