

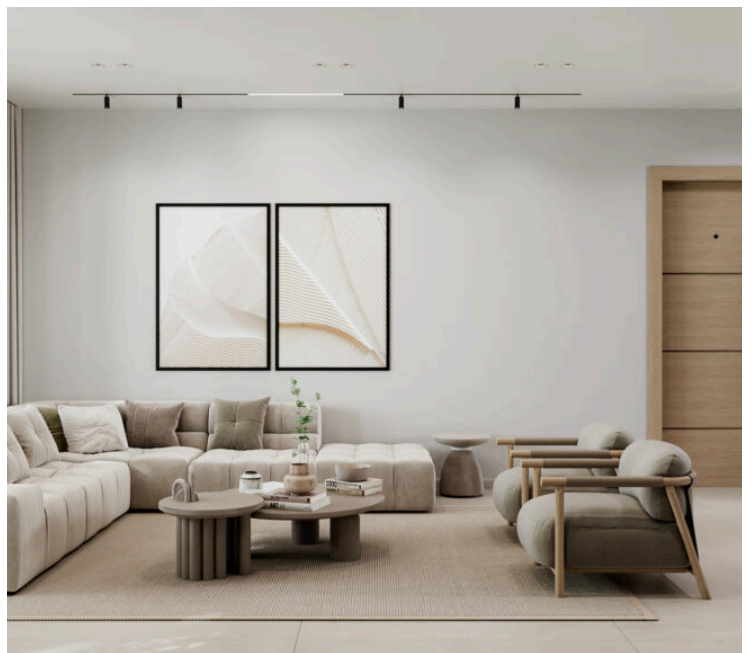
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# MODERN DESIGN 2 BEDROOM APARTMENT IN AG.ATHANASIOS

 Agios Athanasios, Limassol

**€425,000** +VAT





# Overview

## Specifications

Bedrooms

 2


Bathrooms

 1

Covered

 81.3 m<sup>2</sup>

Type	<b>Apartment</b>
Showers	<b>1</b>
Toilets	<b>2</b>
Covered veranda	<b>22.1 m<sup>2</sup></b>
Status	<b>Under construction</b>

Year of construction	<b>2026</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>A+</b>

## Description

Fourteen thoughtfully designed apartments, one exceptional address.

These Residence is a boutique collection of designer homes nestled in Agios Athanasios — one of Limassol's most coveted residential neighborhoods. With just 14 apartments across the building, every detail has been curated for residents who expect more: more space, more finish, more life.

### The Residences

Choose from one, two, and three-bedroom apartments, each crafted with generous proportions, natural light, and premium finishes throughout. Third-floor residences elevate the experience further with expansive private roof gardens — ideal for alfresco evenings with panoramic views. At the pinnacle of the collection sits the crown apartment: a three-bedroom penthouse with its own private rooftop swimming pool, a truly rare offering in the heart of the city.

### The Location

Agios Athanasios places you effortlessly at the center of Limassol life. Foley's School and The Grammar School are within easy reach, while supermarkets, pharmacies, cafés, and restaurants are all close at hand. The city center, the seafront, and the motorway network are each just minutes away — making this as practical as it is prestigious.

### Built-In Luxury

This complex is designed to perform as beautifully as it looks. Individual photovoltaic systems reduce energy costs for every unit. Full air conditioning, integrated electric shutters, a gated perimeter, and a secure intercom system are all standard — because genuine luxury leaves nothing to chance.



# Additional information

## Facilities

Aircondition, Split system

Heating, Split system

Solar water heater

Elevator

Parking, Covered

Storage

Gated complex

Solar photovoltaic panels

## Features

Bright

City view

Door screen

Easy access to main roads

Entrance gate

Garbage disposal

Luxury specifications

Near amenities

Pipe-in-pipe plumbing system

Roller blinds

Shutters

Veranda, large

CCTV

Combined kitchen and dining area

Double glazing

En suite shower

Fitted wardrobes

Guest WC

Modern design

Near bus route

Pressurized water system

Sea view

Sound insulation

Ceramic tiles

Connected to electric mains

Easy access to highway

Energy efficient doors/windows

Fly screens

Investment opportunity

Municipal water/sewage

Open plan

Rental potential

Shower

Thermal insulation

## Distances

Amenities

 200 m

Airport

 65 km

Sea

 5 km

Public transport

 100 m

Schools

 2 km



## Contact us



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