

# LUXURIOUS 2-BEDROOM APARTMENT WITH PANORAMIC SEA VIEWS IN LIMASSOL'S EXCLUSIVE COMPLEX...

525 000 €

<b>Property Code:</b>	6645	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	88 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Floor:</b>	3
<b>Energy class:</b>	A	<b>Year of construction:</b>	2023
<b>Distance to the sea:</b>	550 m	<b>Distance to airport:</b>	60 km
<b>Status:</b>	New	<b>VAT:</b>	+ VAT
<b>Uncovered verandas, m<sup>2</sup>:</b>	8	<b>Covered verandas, m<sup>2</sup>:</b>	20

## Property features:

3rd Floor Apartment	Air Conditioning	Common Pool	Communal Pool
Covered Parking	Elevator	Sea View	Storage
Swimming Pool	Unfurnished	Heating	Air Condition
Parking - Covered	Alarm	VRV central ceiling system	Store Room
Solar panels for hot water	Double Glazing	Oven	Washing machine
Dish washer	Cooker	Extractor Fan	Parking
Refrigerator	Balcony		

## Description:

Located in the heart of Agios Athanasios Tourist Area, this exquisite 2-bedroom apartment on the 3rd floor offers a blend of luxury and modern living. The total area of 126 sq.m., with 88 sq.m. of indoor space, provides ample room for comfortable living. The apartment features two spacious bedrooms, two fully equipped bathrooms, and a modern kitchen with Italian imported cupboards and granite worktops.

Built in 2023, this apartment is move-in ready and boasts a breathtaking panoramic sea view. Enjoy the benefits of a fully installed V.R.F. system for heating and cooling, as well as a dedicated parking space. The complex offers luxury amenities including a communal swimming pool and beautifully landscaped gardens.

Just 550 meters from the coastal promenade, this prime location grants easy access to Limassol Marina's vibrant cafés, restaurants, and high-end retailers. The area is also rich in cultural attractions, with nearby art centers, museums, and theaters blending the charm of old-town Limassol with modern luxury.

**Don't miss out on this unique opportunity to own a piece of paradise in one of Cyprus's**

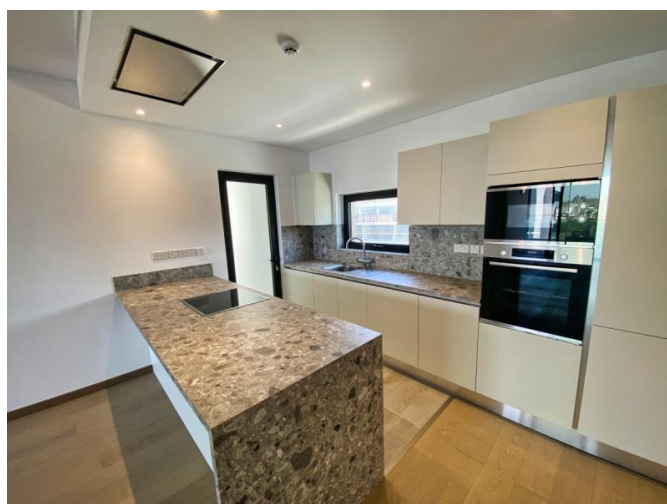
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**most desirable locations!**



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