

MODERN 2 BEDROOM BRAND NEW APARTMENT IN PRIME AREA

€ 395 000

Property Code:	7349	Type:	Sale - Apartment
Location:	Limassol - AGIOS ATHANASIOS	Internal Area:	80.3 m ²
Bedrooms:	2	Bathrooms:	2
Renovation:	Modern	Floor:	2
Number of floors:	3	Energy class:	A
Year of construction:	2026	Distance to the sea:	4 km
Distance to airport:	60 km	Status:	New
VAT:	plus	Covered verandas, m²:	20.5

Property features:

2nd Floor Apartment	Sea View	Parking - Covered	Store Room
Solar panels for hot water	Double Glazing	Extractor Fan	Balcony

Description:

Modern designed 2 bedroom apartment is a part of selection of 14 designer apartments situated in the heart of one of Limassol's most sought-after residential areas, Agios Athanasios.

Designed for those who value quality, comfort, and a strategic location, this project is the perfect blend of urban luxury and family-friendly living.

Located in the prestigious Agios Athanasios area, you are minutes away from everything that matters .

Walking distance or a short drive to Foley's School and The Grammar School.

Surrounded by top-tier supermarkets, pharmacies, banks, and cafes and restaurants.

Quick connection to the highway and just a short drive to the Limassol city centre and the seafront.

Premium Features Included: apartment comes fully equipped with:

- **Energy Efficiency:** Individual Photovoltaic systems included for every unit to drastically reduce electricity costs.
- **Climate Control:** Fully installed Air Conditioning throughout.
- **Privacy & Security:** Integrated electrical shutters for peace of mind and light control
- **Exclusive Security:** A fully gated perimeter paired with a secure intercom system ensures total peace of mind.

Spacious storage and covered parking place are allocated to each unit.

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Delivery Date: September 2026



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