

# LUXURY 3 BEDROOM APARTMENT WITH PRIVATE SWIMMING POOL

760 000 €

<b>Property Code:</b>	7350	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	109.1 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Renovation:</b>	Modern	<b>Floor:</b>	3
<b>Number of floors:</b>	3	<b>Energy class:</b>	A
<b>Year of construction:</b>	2026	<b>Distance to the sea:</b>	4 km
<b>Distance to airport:</b>	60 km	<b>Status:</b>	New
<b>VAT:</b>	plus	<b>Uncovered verandas, m<sup>2</sup>:</b>	11.7
<b>Covered verandas, m<sup>2</sup>:</b>	27.3		

## Property features:

3rd Floor Apartment	Sea View	Shutters	Swimming Pool
Top Floor Apartment	Air Condition	Parking - Covered	Store Room
Solar panels for hot water	Double Glazing	Extractor Fan	Balcony

## Description:

Modern designed 3 bedroom luxury top floor apartment with its private swimming pool on the top 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 VRV and Air Conditioning throughout.

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- 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.

Delivery Date: September 2026



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