

# ELEGANT 2-BEDROOM APARTMENT WITH A SPACIOUS COVERED VERANDA AND RESORT-STYLE FACILITIES

€ 450 000

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<b>Property Code:</b>	11455	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	80 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Design	<b>Heating:</b>	Underfloor heating
<b>Energy class:</b>	A+	<b>Year of construction:</b>	2028
<b>Distance to airport:</b>	65 km	<b>Covered verandas, m<sup>2</sup>:</b>	21

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## Property features:

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Covered Parking	Elevator	Gym	Storage
Telephone Line	Solar panels for hot water	Double Glazing	Parking
Balcony			

## Description:

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A beautifully designed two-bedroom apartment offering 80 m<sup>2</sup> of refined indoor living space, complemented by a generous 21 m<sup>2</sup> covered veranda ideal for outdoor dining, relaxation and year-round entertaining.

The residence features a contemporary open-plan layout, excellent natural light and premium finishes inspired by modern Mediterranean design. Practical additions include a private 5 m<sup>2</sup> storage room and one designated parking space.

Set within an exclusive development of only 11 residences, owners enjoy access to an impressive collection of private facilities, including a landscaped swimming pool, fully equipped gym, sauna and wellness area, as well as a residents-only coworking and social club room. The property also benefits from underfloor heating, VRV air conditioning, panoramic double-glazed windows, solar panels and Class A+ energy efficiency.

Positioned in a prestigious elevated residential area with convenient access to respected schools, everyday amenities, the city centre and the coastline, this apartment is an excellent choice for permanent living, a refined holiday residence or a high-quality property investment.

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