

<b>Property Code:</b>	2121	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	280 m <sup>2</sup>
<b>Plot Area:</b>	240 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Modern
<b>Number of floors:</b>	2	<b>Heating:</b>	Central heating
<b>Year of construction:</b>	2020	<b>Distance to the sea:</b>	6 km
<b>Distance to airport:</b>	60 km	<b>Status:</b>	Under Construction
<b>VAT:</b>	SUBJECT	<b>Uncovered verandas, m<sup>2</sup>:</b>	35
<b>Covered verandas, m<sup>2</sup>:</b>	20		

## Property features:

Heating	Air Condition	Telephone Line	Private Pool
Store Room	Laundry room	Solar panels for hot water	Double Glazing
Garage	Garden	Maids Room	Parking
Balcony			

## Description:

5km to city center

64 km to Larnaca airport

64 km to Paphos airport

85 km to Nicosia, capital city

The project makes use of a 13.000 m<sup>2</sup> land and offers nearly 8.000 m<sup>2</sup> built areas, housing 14 single-family villas and 5 buildings of 4 storeys featuring 2 and 3 bedroom apartments.

The villas range from 280 m<sup>2</sup> to 450 m<sup>2</sup> usable area and offer open plan concept, 4 spacious bedrooms, double garage, private garden and private roof garden.

The apartments range from 120 m<sup>2</sup> to 230 m<sup>2</sup> usable area, each apartment having generous balconies with outstanding views. Each unit benefits of its own parking space and storage.

## FACILITIES

The residents will enjoy a high-end

living experience, enjoying the almost

2.000 m<sup>2</sup> landscaped park, BBQ entertainment area, common swimming pool, fitness trails, tennis and basketball court and children playground.

Visitor's parking and disabled parking

spaces in the public areas.

#### **SURROUNDINGS AND VIEWS**

The project's site is surrounded by newly built single-family houses and a public park.

The properties will enjoy amazing sea and city views towards south and calming mountain views, watching north.

#### **NEIGHBOURHOOD AND AMENITIES**

Since 1986, Agios Athanasios (a Greek name - Άγιος Αθανάσιος) is an independent municipality located in the Limassol district and functioning as a suburb of Limassol.

Agios Athanasios is a compound area, where the ancient and contemporary elements blend, where the urban and rural elements are combined, where the industrial and educational elements meet. The core of the old village remains alive, co-existing with the new neighbourhoods.

Additionally the municipality of Agios Athanasios has leisure centres, sports fields, parks, restaurants, banks, shops, kindergartens, public & private schools, a municipal mansion and a cultural centre.

The properties have been designed having in mind the functionality and the constant need of indoor and outdoor space.

Beside the large balconies that each apartment benefits of, the 1st floor apartments will make use of a private garden and the 4th floor of a roof garden.

#### **ESTIMATED DELIVERY DATE END OF 2020**





## MODERN HOUSES FOR SALE IN AGIOS ATHANASIOS

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523 300 € — 584 600 €

