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|---|--------------------------------|
| Property Code: | 2121 |
| Location: | Limassol - AGIOS ATHANASIOS |
| Plot Area: | 240 m ² |
| Bathrooms: | 4+ |
| Number of floors: | 2 |
| Year of construction: | 2020 |
| Distance to airport: | 60 km |
| VAT: | SUBJECT |
| Covered verandas, m²: | 20 |

| | |
|---|--------------------|
| Type: | Sale - House/Villa |
| Internal Area: | 280 m ² |
| Bedrooms: | 4 |
| Renovation: | Modern |
| Heating: | Central heating |
| Distance to the sea: | 6 km |
| Status: | Under Construction |
| Uncovered verandas, m²: | 35 |

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 m² land and offers nearly 8.000 m² built areas, housing 14 single-family villas and 5 buildings of 4 storeys featuring 2 and 3 bedroom apartments.

The villas range from 280 m² to 450 m² usable area and offer open plan concept, 4 spacious bedrooms, double garage, private garden and private roof garden.

The apartments range from 120 m² to 230 m² 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 m² 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**

523 300 € — 584 600 €



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