

# A BEAUTIFUL GATED COMMUNITY DEVELOPMENT OF DETACHED HOUSES IN AGIOS ATHANASIOS LIMASSOL

550 000 €

<b>Property Code:</b>	3129
<b>Location:</b>	Limassol - AGIOS ATHANASIOS
<b>Bathrooms:</b>	3
<b>Heating:</b>	Central heating
<b>Distance to the sea:</b>	4 km
<b>Status:</b>	Under Construction

<b>Type:</b>	Sale - House/Villa
<b>Internal Area:</b>	160 m <sup>2</sup>
<b>Renovation:</b>	Modern
<b>Year of construction:</b>	2022
<b>Distance to airport:</b>	60 km

## Property features:

Heating	Air Condition	Parking - Covered	Telephone Line
Store Room	Solar panels for hot water	Double Glazing	Garage
Garden	Parking	Balcony	

## Description:

It is a residential development defined through affordable elegance, suburban rhythm and an island-inspired architecture. A real estate project for those aspiring to live in one of the most cosmopolitan cities in the Mediterranean but at the same time enjoy a more relaxed, authentic and real taste of Limassol's vibe.

## THE PROJECT

a beautiful gated community development of 25 houses that redefines urban living. Resting in a premium location in Agios Athanasios, one of the most upscale areas in Limassol

is a residential retreat characterised by a cutting-edge masterplan and sublime architecture. Benefiting from high-end common facilities and the suburb's residential charm, this development is a perfect match for those aspiring to live effortlessly in a tranquil but exciting community.

## THE DETAILS

25 houses

Total covered areas from 130 sqm to 243 sqm

Gated complex

Children's playground

is sheathed in stunning exteriors with a design-focused architectural style defining the entire development. Interiors are equally impressive, with only 3 and 4-bedroom houses available in the community, making it ideal for family living or as a long-term investment. At this residential retreat, one finds open space interiors, designed with high-end finishes without being excessively costly.

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MODERN LIVING SPACES, CALMING VIEWS AND AMPLE OUTDOORS TO ENJOY LIFE IN THE MOST COSMOPOLITAN CITY IN CYPRUS

## FINISHES

| High-quality ceramic tiles in living room | Laminate flooring in bedrooms | Quality ceramic tiles in bathrooms & toilets | Double glazing aluminium window frames | High quality entrance doors | Provision for A/C split units in all rooms | Sanitary wear from European brands | High-quality kitchen and wardrobes from European brands | Countertops made of artificial granite | High ceilings (2.90 - 3.20m)

## THE LOCATION

Agios Athanasios, located just 3 kilometres from the historic and business centre of the city, is one of the most premium and exciting residential areas in Limassol, a place where housing is in high demand among property buyers, both locals and foreigners.

A fairly new area, with luxury villas sitting side by side with low-rise apartment buildings, Agios Athanasios offers authentic Mediterranean living through its laid-back vibe and stunning views of Limassol's skyline. An independent municipality, it functions as a suburb of Limassol, only a 7-minute drive to the busy city centre but complete with amenities within an arm's reach including some of the best private and public schools in the city.

AN IDEAL PLACE FOR THOSE WHO PREFER TO ENJOY SUBURBAN SERENITY WITHOUT COMPROMISING ON CITY PROXIMITY

## LOCATION BENEFITS

Proximity to the city centre and the sea  
Developed infrastructure  
Tranquil and quiet area  
Lack of dense development  
Modern and comfortable accommodation

A GREAT PLACE FOR PERMANENT RESIDENCE, RECREATION AND REAL ESTATE INVESTMENT

## FACILITIES

Aircondition, Provision  
Childrens playground  
Gated complex  
Heating, Provision  
Parking, Covered  
Pool, Optional  
Solar water heater  
Storage

## FEATURES

Ceramic tiles  
Double glazing  
En suite Bathroom  
Garden

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Laminate flooring  
Modern design  
Mountain view  
Near amenities  
Quiet Area  
Rental Potential  
Roof Garden  
Tile flooring  
Veranda

**AVAILABILITY**

**Available: 1 House €550,000 + VAT**



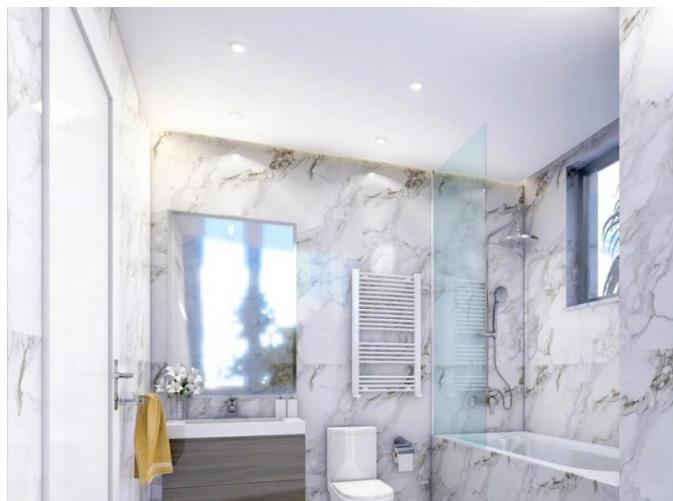
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