

# 2 Bedroom Penthouse For Sale

**€475,000**

Agios Athanasios, Limassol  
New Build

## Key Facts

- 2 Beds
- 1 Bath
- 78 m<sup>2</sup> Covered Area
- 25 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 67m<sup>2</sup>
- Year Built: 2023
- New Build
- Title Deed: Available

**ID: 29505**



## Indoor Features

- Air Conditioning
- Covered Parking
- Electrical Appliances
- Elevator
- Fireplace
- Fitted Kitchen
- Master Bed
- Open-plan
- Security System
- Unfurnished
- Utility Room
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Electric Shutters
- Photovoltaic System
- Roof Garden
- Solar System

## Description

Key-Ready 2 Bedroom Penthouse For Sale in Agios Athanasios, Limassol with Roof Garden!

Located in of the most desirable, attractive, and peaceful areas in Limassol

It boasts excellent access to the highway and many amenities

In addition, it has close proximity to some of the most prestigious private schools in the area

Cul-de-sac!

Roof garden with sensational views of the sea and city!

3rd Floor!

2 Bedrooms

1 Bathroom + Provisions for an En-suite

78m<sup>2</sup> of Net Indoor area

25m<sup>2</sup> Covered verandas (front and back): back veranda has all electrical and plumbing provisions to be converted to a room extension+bathroom.

27m<sup>2</sup> Uncovered verandas (12sqm of that are covered by the open/closed pergola)

40m<sup>2</sup> Roof Garden

8m<sup>2</sup> (approx.) Roof Garden extra walking path

Big parking spot of approx. 24m<sup>2</sup>

4m<sup>2</sup> Storage Room

Dedicated space for photovoltaic panels - (7 European panels installed)

There is extra space on the roof top for:

more photovoltaic panels if needed

more water tanks

External jacuzzi

Covered Parking

Storeroom

Photovoltaic System

VRV A/C in the living area

Split units in the bedrooms

Pellet Stove

Electric Shutters

Security System

Provisions for smart home system

Neff Kitchen Appliances

Modern fitted kitchen

Fitted Wardrobes

Parquet flooring in the bedrooms

Pergola

Built-in BBQ Area

Elevator

Secure and private complex

\*Furniture is not included in the price (it is an optional extra)

This brand-new, modern penthouse is a compelling investment opportunity!

It is excellent for permanent living for a couple or a small family

Contact us for full information and for a private viewing!









































