

# 2 Bedroom Flat For Sale

**€305,000 Negotiable**

Agios Athanasios, Limassol  
New Build

## Key Facts

- 2 Beds
- 2 Baths
- 89 m<sup>2</sup> Covered Area
- 15 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 5m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 37194**



## Indoor Features

- Covered Parking
- Elevator
- Fitted Kitchen
- Guest Toilet
- Master Bed
- Open-plan
- Pressurised Water System
- Provision for Air Conditioning
- Utility Room
- Video entrance system
- Water Heater
- EPC Energy Class: A

## Outdoor Features

- Barbecue area
- Photovoltaic System
- Solar System

## Description

Brand New Spacious 2 Bedroom Apartment For Sale in Agios Athanasios, Limassol  
Located in one of the most sought-after family-friendly environments  
It has excellent access to some of the most reputable private schools and many amenities!

In addition, it is only a short drive from the highway

1st Floor

2 Bedrooms

2 Bathrooms

1 En-suite + 1 Family Bathroom

89m<sup>2</sup> of Net Indoor area

15m<sup>2</sup> of Covered Veranda

5m<sup>2</sup> of Uncovered Veranda

Covered Parking

Storeroom

Photovoltaic System

Provisions for A/C

Video entrance system

Pressurized water system

Open Plan

Fitted Kitchen

Fitted Wardrobes

BBQ Area

Elevator

Secure and private building

Remote-controlled gated entrance

Delivery Time: April 2026

This modern apartment is a compelling investment opportunity

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

Contact us for full information and a private viewing!













