

# 2 Bedroom Flat For Sale

**€479,000 Negotiable**

Agios Athanasios, Limassol  
New Build

## Key Facts

- 2 Beds
- 2 Baths
- 90 m<sup>2</sup> Covered Area
- 20 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 3m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 37595**



## Indoor Features

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

## Outdoor Features

- Barbecue area
- Communal pool
- Photovoltaic System
- Solar System
- Standard Garden

## Description

Brand New Spacious 2 Bedroom Ground Floor Apartment For Sale in Agios Athanasios, Limassol

Situated within a remarkable new project in one of the most sought-after and family-friendly areas

It has excellent access to private schools and many amenities!

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

Cul-de-sac

Ground Floor

2 Bedrooms

2 Bathrooms

1 En-suite + 1 Family Bathroom

90m<sup>2</sup> of Net Indoor area

20m<sup>2</sup> of Covered Veranda

3m<sup>2</sup> of Uncovered Veranda

61m<sup>2</sup> of Garden area

Covered Parking

Photovoltaic System

VRV A/C

Provisions for underfloor heating

Provisions for a security system

Smart home system

Pressurized water system

Video entrance system

Laminated parquet flooring in the bedrooms

Fitted kitchen with island  
Fitted Wardrobes  
High-quality materials and finishes  
BBQ Area  
Garden

Communal Areas:

Club House  
Swimming Pool  
Gym  
Co-working area  
Resident's Lounge  
Outdoor Playground  
Dog Park  
Landscaped Gardens  
Gated Community  
CCTV in the common areas  
Electric vehicle charging station

Delivery Time: December 2027 (Approx)

This modern apartment is a compelling investment opportunity!  
It is excellent for permanent or as a holiday home for a family

Contact us for full information and a private viewing













