



#12274

# Two-Bedroom Apartment in Agios Athanasios Limassol (12274)

📍 Agios Athanasios, Limassol

€450,000 +VAT









# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 75 m <sup>2</sup>	
Type		Apartment			
Toilets		2			
Status		Under construction			
Year of construction		2025			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

For sale: A modern apartment under construction in the sought-after area of Agios Athanasios. This spacious 75 m<sup>2</sup> home offers two well-sized bedrooms and two contemporary bathrooms. Situated on the first floor of a three-story building with an elevator, the apartment ensures easy access and comfortable living for all residents. The construction is set to be completed in 2025, and the unit will be delivered unfurnished, giving you the freedom to design your ideal home.

Agios Athanasios is known for its peaceful atmosphere, combining residential comfort with convenience. The neighborhood features a variety of local shops, cafes, and parks, while also providing easy access to schools and essential services. Its location is perfect for those who want to enjoy a quiet environment with quick connections to the vibrant city center and main highway.

The property benefits from a top-rated A energy efficiency, guaranteeing lower energy costs and a reduced environmental footprint. It is a great opportunity for families or professionals seeking a stylish and functional living space.



# Floor plans

## 1<sup>ST</sup> FLOOR

**101** ▶  
2 Bedrooms  
2 Bathrooms  
75 SQM Internal Area  
23.9 SQM Covered Veranda  
4.5 SQM Uncovered Veranda



◀ **103**  
2 Bedrooms  
2 Bathrooms  
75 SQM Internal Area  
23.9 SQM Covered Veranda  
4.5 SQM Uncovered Veranda

▲  
**102**



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Elevator

Solar water heater

Heating, Provision

Storage

## Features

Balcony

Connected to electric mains

Easy access to main roads

Entrance gate, automated

Modern design

Veranda

Bright

Double glazing

Energy efficient doors/windows

Granite countertops

Open plan

Veranda, back

Combined kitchen and dining area

Easy access to highway

Entrance gate

Investment opportunity

Thermal insulation

Veranda, large

## Distances

Amenities



400 m

Airport



63.9 km

Sea



3.4 km

Public transport



500 m

Schools



400 m

Resort



3.5 km

## Contact us



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