



#13108

# Luxurious 2-Bedroom Apartment with Panoramic Views | Off-Plan Development in Limassol (13108)

📍 Agios Athanasios, Limassol

€480,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 90 m <sup>2</sup>	
Type		Apartment			
Toilets		2			
Status		Off plan			
Year of construction		2028			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Communal charge frequency		Monthly			
Energy efficiency rating		 A			

## Description

For sale is a stunning off-plan apartment located in the vibrant area of Agios Athanasios. This modern property boasts an internal space of 90 m2 and features two bedroom and two bathrooms, ensuring both comfort and convenience for residents. Situated on the top floor of a four-story building with an elevator, this apartment offers easy access and a serene living environment.

Agios Athanasios is known for its charming blend of urban amenities and natural beauty. Residents will appreciate the proximity to shops, restaurants, and parks, making it an ideal location for those who value a balanced lifestyle. The upcoming development, expected to be completed in 2028, emphasizes energy efficiency with an impressive rating of A.

The apartment is unfurnished, offering you the freedom to personalize your living space. The gated complex includes access to a communal swimming pool and a gym, perfect for relaxation and fitness.

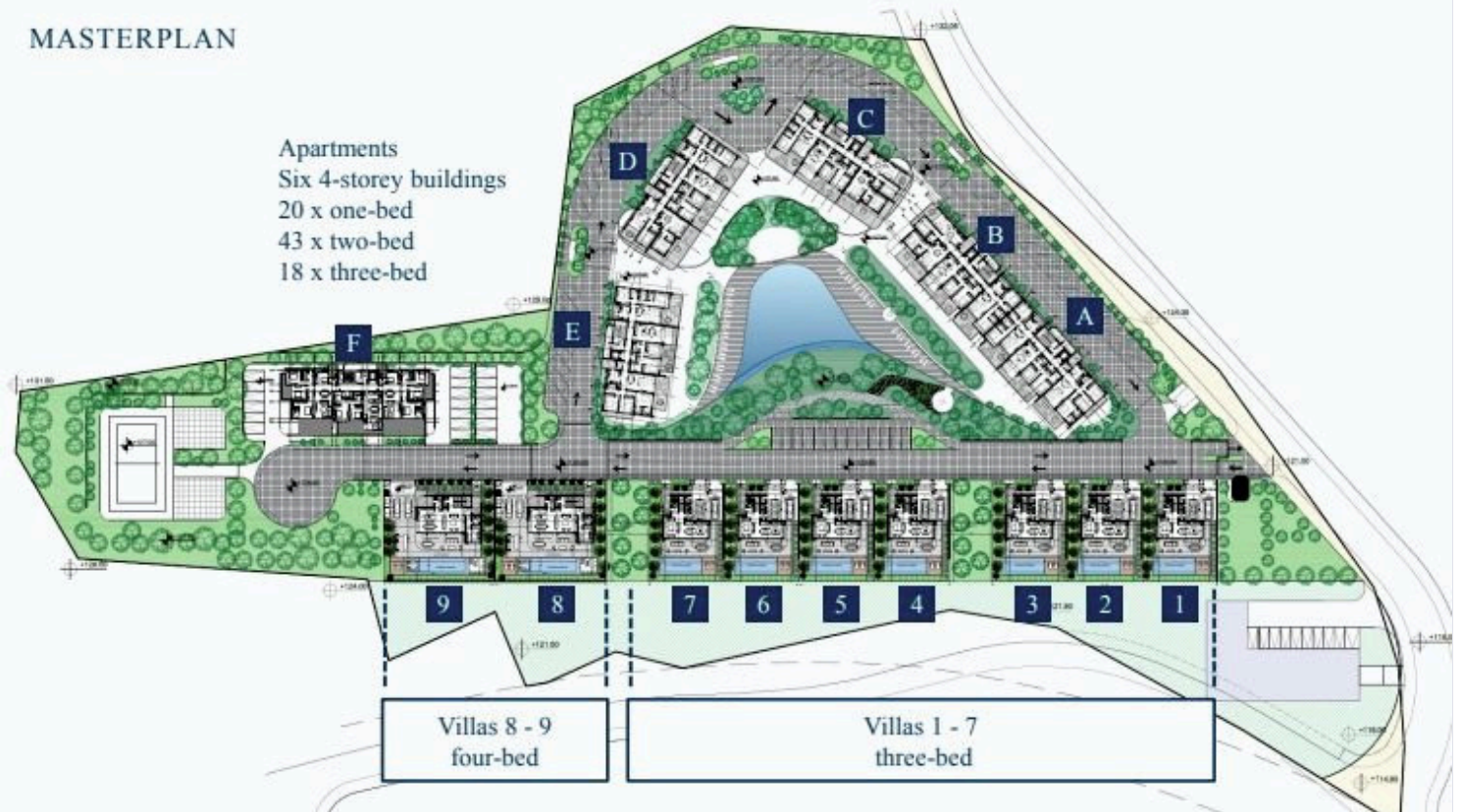
Discover the potential of this exceptional property in a sought-after location. For more details, contact Lextrus Real Estate today.





# Floor plans

## MASTERPLAN



## MASTERPLAN



Outdoor swimming pool  
Indoor gym  
Children's playground

Landscaped gardens  
Outdoor seating area  
Multi-purpose sports ground



# Additional information

## Facilities

Aircondition, Provision

Gated complex

Landscaped garden

Solar photovoltaic panels  
(provision)

Childrens playground

Gym

Parking, Covered

Solar water heater

Elevator

Heating, Provision

Pool, Communal

Storage

## Features

Balcony

Combined kitchen and dining  
area

Entrance gate

Granite countertops

Open plan

Rental potential

Thermal insulation

Bright

Double glazing

Entrance gate, automated

Investment opportunity

Pressurized water system

Shower

Veranda

Ceramic tiles

Easy access to main roads

Garden

Near amenities

Quiet area

Sound insulation

Veranda, large

## Distances

Amenities



300 m

Airport



50 km

Sea



3 km

Public transport



800 m

Schools



350 m

Resort



2.8 km

## Contact us



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