



#13134

# ? Luxury Seaside Living – Brand New 2-Bedroom Apartment Just 50m from the Beach in Limassol (Agios Athanasios) (13134)





📍 Agios Athanasios, Limassol

€740,000 +VAT



# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 91 m <sup>2</sup>	
Type	Apartment				
Toilets	2				
Status	Off plan				
Year of construction	2027				
Furnished	Optional furnished				
Structure	Concrete				
Facade	Concrete				
Communal charge frequency	Monthly				
Energy efficiency rating	 A				

## Description

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Price: €740,000 + VAT  
Type: Off-Plan Apartment | Delivery: September 2027  
Covered Area: 91 m<sup>2</sup> + 25 m<sup>2</sup> Covered Veranda | 2 Bedrooms | 2 Bathrooms

### Live Moments from the Sea

Experience the ultimate in coastal living with this stunning two-bedroom apartment located just 50 meters from the beach in the prestigious area of Agios Athanasios, Limassol. Nestled within an exclusive gated complex, this modern residence offers a rare combination of prime location, cutting-edge design, and resort-style amenities, all just a short walk from the vibrant city center.

### Designed for Comfort & Style

This elegant first-floor apartment features:

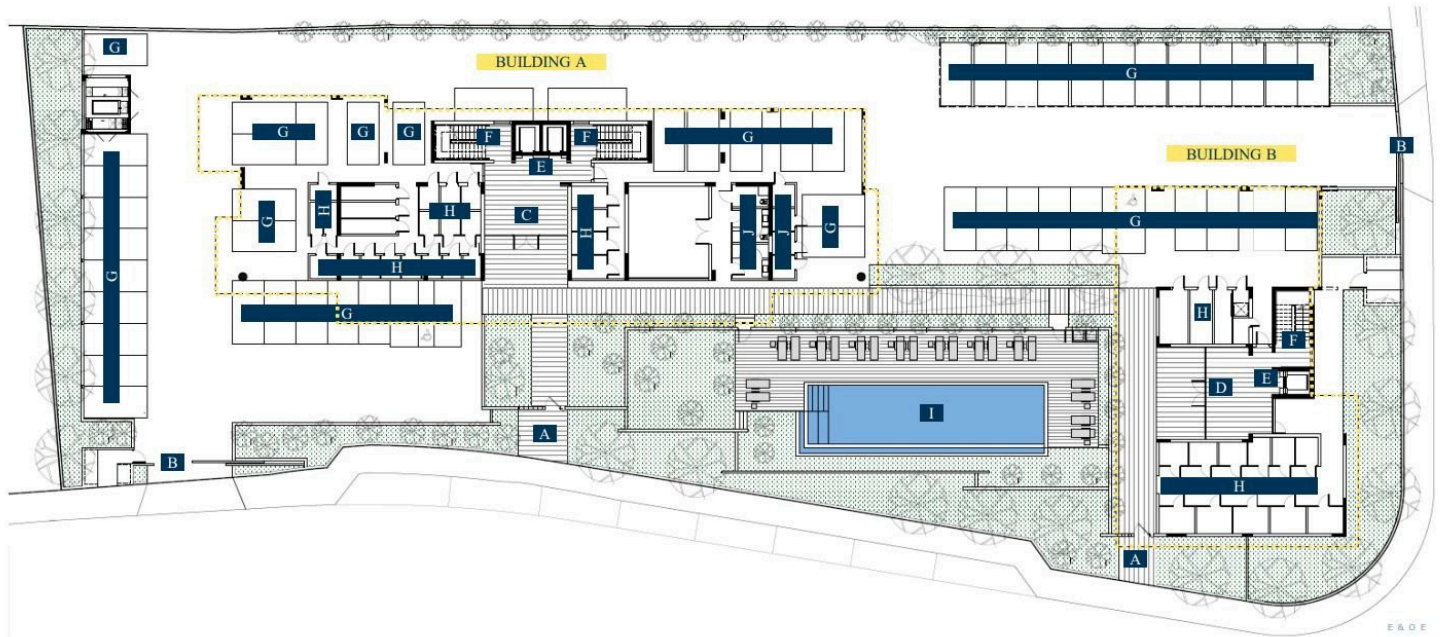
An open-plan layout with seamless flow between the kitchen, dining, and living areas

Two bedrooms, including a master with en-suite bathroom and walk-in closet

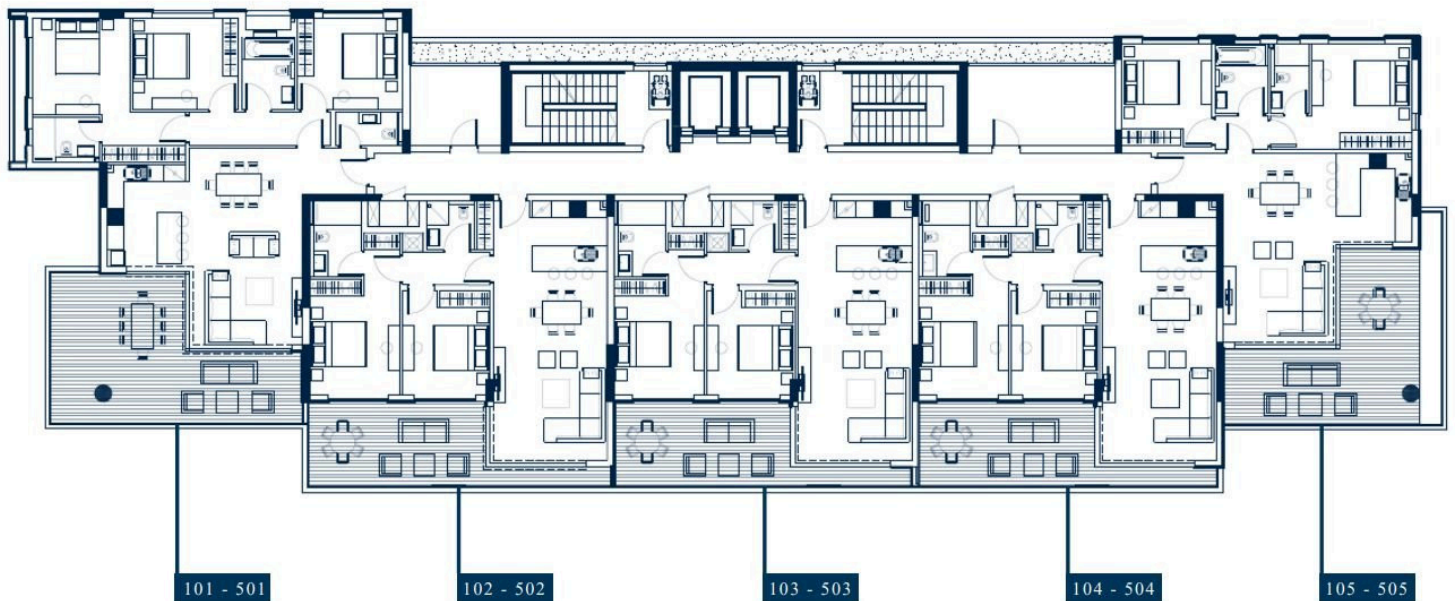


# Floor plans

## GROUND FLOOR



## BUILDING A FLOORS 1 - 5



# Additional information

## Facilities

Aircondition, Provision

Elevator

Heating, Underfloor

Parking, Underground

Solar water heater

Childrens playground

Gated complex

Landscaped garden

Pool, Communal

Storage

Clubhouse

Gym

Outdoor shower

Solar photovoltaic panels (provision)

## Features

Balcony

Connected to electric mains

Entrance gate

Investment opportunity

Open plan

Rental potential

Thermal insulation

Walk-in closet

Bright

Double glazing

Entrance gate, automated

Luxury specifications

Pipe-in-pipe plumbing system

Sea view

Veranda

Walking distance to beach

Combined kitchen and dining area

Energy efficient doors/windows

Granite countertops

Modern design

Pressurized water system

Spacious rooms

Veranda, large

## Distances

Amenities

 70 m

Airport

 50 km

Sea

 50 m

Public transport

 100 m


Schools

 500 m

## Contact us



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