



## Modern 2 Bedroom Top Floor Apartment - Agios Athanasios, Limassol



### Informazioni sull'Agente

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Specialties:	Buyer's Agent, Listing Agent, Relocation, Foreclosure, Short-Sale, Consulting, Other
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 684,033.57

### Posizione

Nazione:	Cyprus
Stato / Regione / Provincia:	Limassol
Città:	Limassol
Publicato:	24/06/2024
Descrizione:	

This magnificent top floor apartment is located in Agios Athanasios area in Limassol.

Situated in a small valley with hills, Agios Athanasios is located 3km North-East of Limassol. Originally a small rural community, the older part of the village has retained its traditional charm, although there has been the addition of more modern conveniences over the years. The busier city centre of Limassol is just



a 10 minute drive away. Limassol is a major city in the South of Cyprus and is known as the financial, economical and cultural centre of the country.

This exquisite 2-bedroom modern apartment is nestled within a brand new four-storey development featuring a total of 12 apartments. Situated on the fourth (top) floor, this apartment epitomizes contemporary living with its stylish design and state-of-the-art features.

As you step into the apartment, you are greeted by an expansive open-plan living, dining, and kitchen area. This seamless integration of spaces is perfect for both relaxation and entertaining. The living area, bathed in natural light, opens through patio doors onto a charming covered veranda, ideal for enjoying your morning coffee or an evening meal al fresco.

The apartment boasts two generously sized bedrooms, offering comfort and tranquility. A shared, elegantly designed bathroom serves both bedrooms, while a convenient guest toilet adds to the practicality of the layout. Every detail has been meticulously crafted to enhance your living experience.

The apartment also enjoys the added luxury of a private roof garden, offering an exclusive outdoor retreat perfect for relaxing, entertaining, or taking in the surrounding city views.

Adding to the convenience, the apartment includes its own private parking space and a secure storage unit. As a smart home, it features the latest in home automation technology, ensuring a lifestyle of comfort and ease. Residents also have access to a communal pool on the ground floor, perfect for relaxation and recreation.

The building itself is equipped with a lift, ensuring easy access to all floors, and is designed to meet Energy Efficiency A class standards, reflecting a commitment to sustainability and reduced energy costs. The complex borders a serene public park, providing a peaceful green space right at your doorstep. Additionally, its prime location means you are within walking distance of a variety of amenities and facilities, ensuring that everything you need is just a short stroll away.

Experience modern living at its finest in this stunning apartment, where luxury meets convenience in a vibrant, new community.

### **Distances:**

- Walking distance to schools, pharmacies and other amenities
- 10 minutes' drive to Limassol town centre

### **Comune**



Camere da letto: 2  
Bagni: 1  
Finito piedi quadrati: 85 mq

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.837.746

