



Reference 15716

## Beautiful 3 Bedrooms House in Agios Athanasios

**€570,000** +VAT

Agios Athanasios, Limassol

3 Bedrooms | 3 Bathrooms | 137.35 m<sup>2</sup> Covered

### Description

Located in one of Limassol most convenient and well-established residential areas, this home offers a smart layout, bright interiors and a private outdoor space. Ideal for families looking for comfort, practicality and fast access to the city.

#### Property Details:

- 3 Bedrooms
- 3 W/C
- Internal area: 137.35 m<sup>2</sup>
- Covered veranda: 20.55 m<sup>2</sup>
- UnCovered veranda: 22.65 m<sup>2</sup>
- Roof garden 50.75 m<sup>2</sup>
- Plot: 255 m<sup>2</sup>
- Two levels + roof garden
- High ceilings (2.90 - 3.20m)
- Private garden
- Double glazing

Plot	255 m <sup>2</sup>
Covered veranda	20.55 m <sup>2</sup>
Roof garden	50.75 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	A+
Year of construction	2025
Status	Resale



- Covered parking
- High-quality ceramic tiles in living room
- Laminate flooring in bedrooms
- Quality ceramic tiles in bathrooms & toilets
- Double glazing aluminium window frames
- High quality entrance doors
- Provision for A/C split units in all rooms
- Sanitary wear from European brands
- High-quality kitchen and wardrobes from European brands
- Countertops made of artificial granite
- Built in 2025

Location Highlights:

- Situated in Agios Athanasios with quick access to the highway and main city routes
- Close to supermarkets, bakeries, pharmacies, cafés and essential services
- Near leading schools including Foley's and The Grammar School
- Quiet residential surroundings with low traffic
- High-demand neighbourhood with strong long-term value retention

Price: 570.000 plus Vat (5% Vat can be apply).



## Facilities

✓ Aircondition · Provision   ✓ Heating · Provision   ✓ Parking · Covered   ✓ Pool · Optional

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## Features

✓ Next to green area   ✓ Cul de sac   ✓ Guest WC   ✓ Veranda, front   ✓ Quiet area  
✓ Tile flooring   ✓ Ceramic tiles   ✓ Rental potential   ✓ Modern design   ✓ Panoramic view  
✓ Double glazing   ✓ Open plan   ✓ City view   ✓ Garden   ✓ Pressurized water system  
✓ Investment opportunity   ✓ Internal stairs   ✓ Suitable for work   ✓ Bright   ✓ Balcony, back  
✓ Balcony, front   ✓ Fitted wardrobes   ✓ Garbage disposal   ✓ Connected to electric mains  
✓ Floor-to-ceiling windows   ✓ Energy efficient doors/windows   ✓ Municipal water/sewage  
✓ Combined kitchen and dining area   ✓ High ceilings   ✓ Easy access to main roads  
✓ Easy access to highway   ✓ Bath   ✓ Shower

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## Gallery









