



Reference 18013

Modern 3 Bedroom Penthouse with Private Roof Garden in **€850,000 +VAT**  
Agios Athanasios

Agios Athanasios, Limassol

3 Bedrooms | 3 Bathrooms | 111 m<sup>2</sup> Covered

## Description

A beautifully designed penthouse offering bright interiors, panoramic views and generous outdoor spaces. Fully furnished and thoughtfully laid out, this residence combines comfort, privacy and modern living in one of Limassol's most desirable residential areas.

### Property Features:

- 3 bedrooms
- 3 W/C
- Internal area: 111 m<sup>2</sup>
- Covered veranda: 20 m<sup>2</sup>
- Private roof garden: 48 m<sup>2</sup>
- Bright open-plan living and dining area with seamless indoor-outdoor flow
- Direct access to a covered veranda
- Floor-to-ceiling windows maximizing natural light and views

Covered veranda	20 m <sup>2</sup>
Roof garden	48 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	B+
Year of construction	2020
Status	Resale



- Fully furnished and equipped – ready to move in
- Master bedroom with en-suite shower
- VRV air-conditioning system throughout
- Double glazing windows
- Covered parking space
- Private storage room

Property Highlights:

- Boutique building with only 6 apartments (2 per floor)
- Panoramic sea views
- High-quality construction and finishes
- Quiet and secure residential neighbourhood
- Easy access to all amenities, schools and the highway



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Provision
  - ✓ Parking · Covered
  - ✓ Elevator
  - ✓ Storage
  - ✓ Pergola
  - ✓ Solar water heater
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## Features

- ✓ Guest WC
  - ✓ Veranda
  - ✓ Quiet area
  - ✓ Barbeque
  - ✓ Rental potential
  - ✓ En suite shower
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Panoramic view
  - ✓ Sea view
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Roof garden
  - ✓ Kitchen appliances
  - ✓ Alarm system
  - ✓ Double glazing
  - ✓ City view
  - ✓ Pressurized water system
  - ✓ Investment opportunity
  - ✓ Bright
  - ✓ Balcony
  - ✓ Fitted wardrobes
  - ✓ Entrance gate, automated
  - ✓ Floor-to-ceiling windows
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ High ceilings
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
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## Gallery









