

2 Bedroom Apartment in Agios Athanasios, Limassol

For Sale : **€ 790,000**

Description
2-Bedroom Apartment

Apartments & Living Spaces
This upcoming 2-bedroom, 2-bathroom apartment is located on the third floor of the Old Vines development in Agios Athanasios, one of Limassol's most prestigious residential areas. Designed for those who appreciate quality, comfort, and modern aesthetics, the residence offers a generous 98 m² of internal covered living space and is thoughtfully planned to create a natural flow between rooms.

The main living area is designed as a bright and central space, combining the kitchen, dining, and lounge into one harmonious environment. Expansive windows and carefully planned layouts create bright interiors that feel spacious, airy, and inviting throughout the year. Large sliding doors create a seamless connection to the outdoor spaces, extending the living areas outdoors. The residence benefits from a 32 m² covered veranda — a generously sized outdoor area perfect for relaxation, dining, and entertaining in the Mediterranean climate.

Bedrooms
The two bedrooms are designed as calm and private retreats, offering a peaceful atmosphere away from the main living areas. Each room is well-proportioned, allowing for comfortable furnishing with wardrobes, bedside tables, and additional elements such as a desk or dressing area.

Large windows enhance both natural light and ventilation, creating a fresh and airy environment throughout the day. The design focuses on simplicity and elegance, using high-quality materials and elegant finishes — including natural wood accents — to create a relaxing and timeless feel.

The master bedroom offers a more spacious layout with additional storage solutions and a refined sense of privacy, making it an ideal space for rest and comfort.

Overall Feel
Every room is designed with attention to detail, ensuring a balance between style and practicality. The combination of natural light, premium finishes, contemporary clean lines, and warm natural wood accents creates living spaces that feel both comfortable and sophisticated — perfectly suited for a refined Mediterranean lifestyle in one of Limassol's most desirable residential locations.

Residents enjoy a range of premium lifestyle features at Old Vines, including a private swimming pool, landscaped gardens, and spacious outdoor areas designed to provide a tranquil escape from the pace of everyday life. The development is located just minutes from Limassol's city centre, combining the serenity of a prestigious residential neighbourhood with easy access to schools, supermarkets, business districts, restaurants, and all essential amenities.

In total, the unit measures 138 m² across its internal and external areas, including a private 8 m² storage room. The property is rated Energy Efficiency Grade A, with high-quality construction and modern, energy-efficient features throughout. Includes 2 covered parking spaces — ideal for both end-users and investors seeking a distinctive luxury residence in a prestigious Limassol location.

Details

Property Type: **Apartment**
Status: **Available**
Unit Number: **301, 302**
Website

Main Features

Property Subtype: **Standard Apartment**
Construction Stage: **Under Construction**
Bedrooms: **2**
Bathrooms: **2**
Covered Parking: **2**

Area

Internal Area: **96m²**
Covered Verandas: **32m²**
Covered Area: **96m²**
Storage: **6m²**
Total Area: **135m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Common Swimming Pool, Storage Space