

3+1 Bedroom Duplex in Agios Athanasios, Limassol

For Sale : **€ 850,000**

Description
A 3+1 bedroom garden duplex on two levels, with 120 m² of internal living space, a 35 m² covered veranda, 36 m² of uncovered outdoor space and a private 29 m² storage room, 270 m² in total including its share of common areas.

The entrance level is arranged around an open-plan kitchen, dining and living area with a double-height void, opening onto the covered veranda and a private garden of about 250 m² with the option of a personal swimming pool; a guest WC completes this level. Upstairs are three bedrooms, including a master with en-suite bathroom, plus a family bathroom. The large storage room with its own WC offers the flexible '+1' space, ideal as a gym, office or staff room. Two parking spaces are included.

Interiors follow a warm contemporary Mediterranean style with premium materials, panoramic double-glazed windows and spa-inspired bathrooms with stone textures and integrated lighting. Specifications include VRV air-conditioning, underfloor heating, a solar panel system, smart climate optimisation and modern ventilation, with energy class A+. Residents share a resort-style swimming pool, a private gym, a sauna and wellness area, and a coworking and social club room.

The residence sits in the prestigious hills of Agios Athanasios, Limassol, with unobstructed Mediterranean views. The highway is 3 minutes away, Foley's Private School 5 minutes, the Grammar School a 10-minute walk and Heritage Private School 16 minutes. The city centre and Limassol Marina are about 10 minutes by car, the seafront 12 minutes, Larnaca Airport 35 minutes and Paphos Airport 45 minutes.

Details

Property Type: **Apartment**
Website

Status: **Available**

Unit Number: **R02**

Main Features

Property Subtype: **Duplex**
Covered Parking: **1**

Construction Stage: **Off-plan**

Bedrooms: **4**

Area

Internal Area: **120m²**
Covered Area: **120m²**
Total Area: **270m²**

Covered Verandas: **35m²**
Storage: **29m²**

Uncovered Verandas: **36m²**
Plot Area: **250m²**

Energy & Heating

Energy Efficiency Grade: **A+**

Further Details

Common Swimming Pool, Storage Space, Air Condition, Sea View

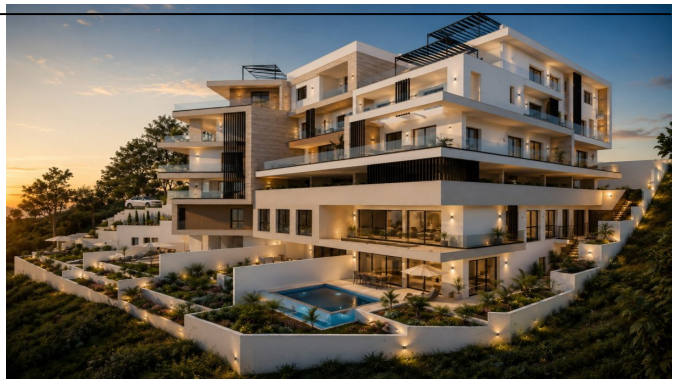
Gallery












LUMOX

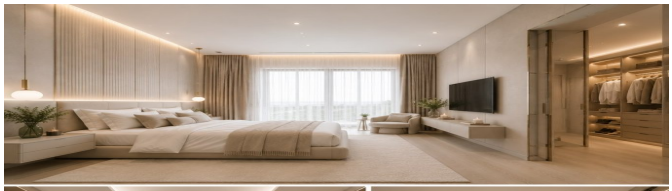




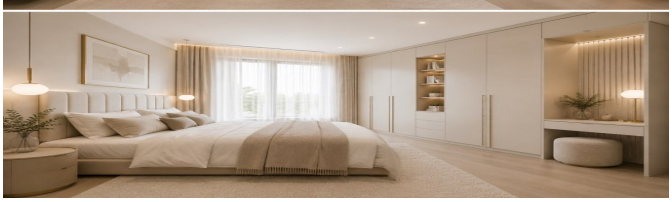












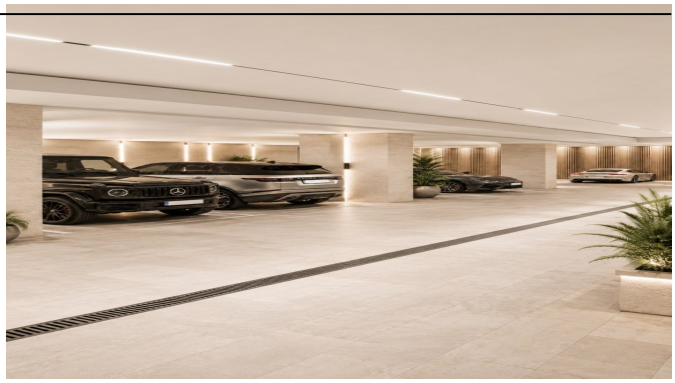


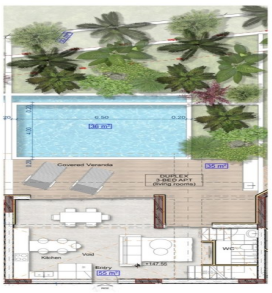




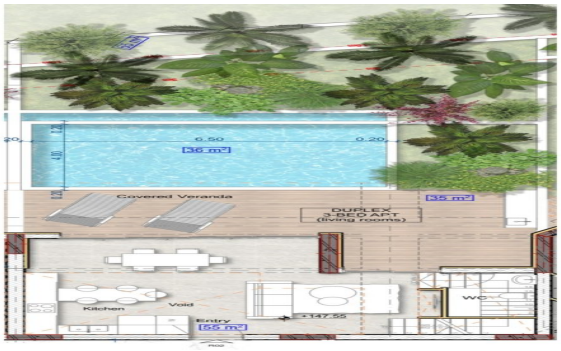









6.50
36 m²
0.20
Covered Veranda
35 m²
DUPLEX
3-BED APT
(living rooms)
Kitchen
Void
Entry
65 m²
+147.55
WC

