



LICENSED PROJECT  
FOR SALE

YOU PAY ONLY THE LAND  
€650,000 (NO VAT)

R E S I D E N C E S • L I M A S S O L

# DESIGNED FOR LIVING.



# LIFE IN PERFECT HARMONY

A symphony of surprise and anticipation is stirring in Limassol's, Agios Athanasios. This beautifully designed 2- and 3-bedroom apartments are of benchmark design excellence to Limassol's flourishing new heart.

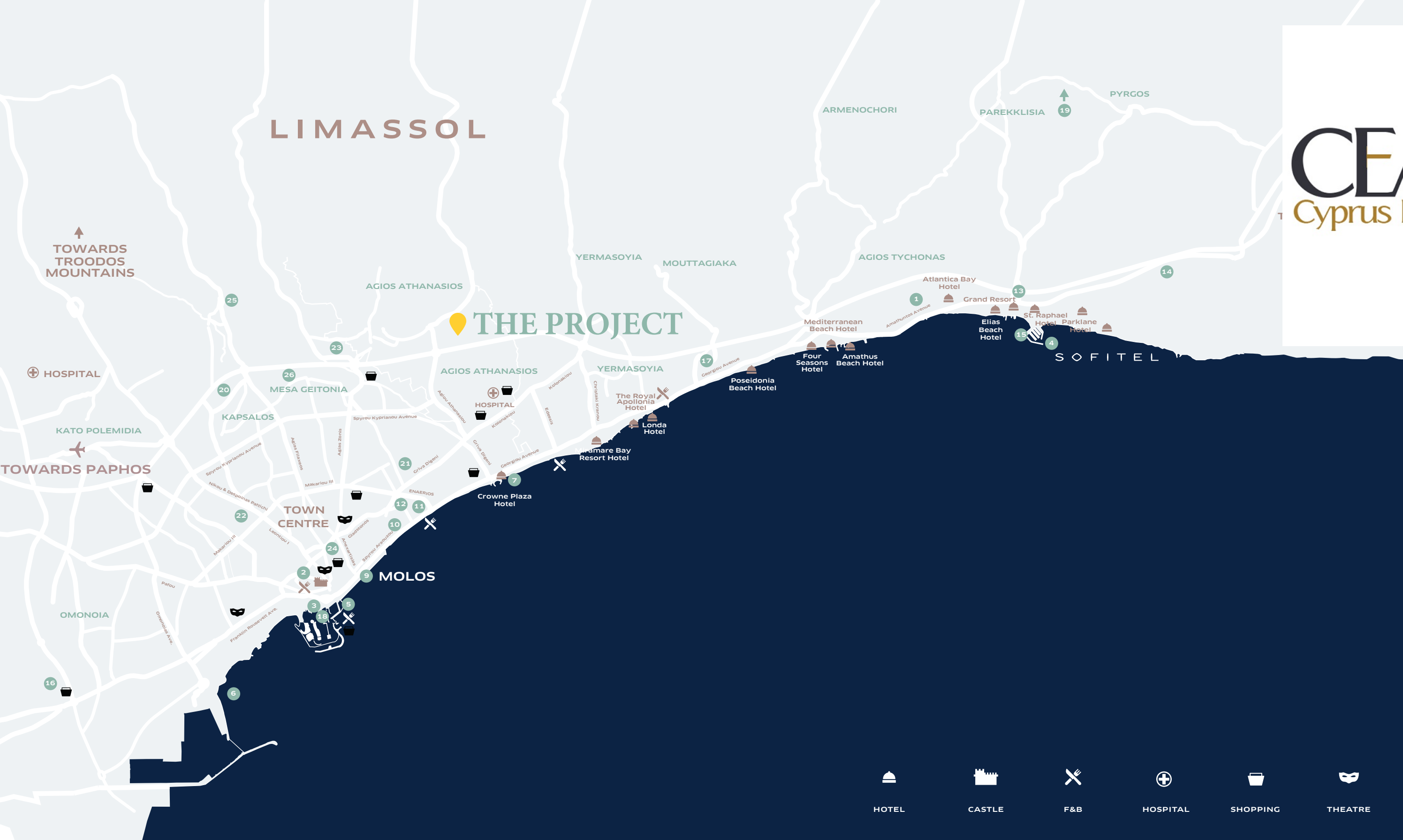
The contemporary styled apartments of this gated community are smartly arranged around exceptional facilities, such as pool, gym, and playground.

Its unique position, only 2 km away from Limassol's best beaches, touristic attractions and within a short drive to the city centre with its business infrastructure, entertainment venues and educational facilities will provide perfect conditions for living for young working

adults-piqued by an innate desire for a more sophisticated and vibrant lifestyle. Whereas the proximity to main highway leading to the Paphos and Lamaka airports within 40 minutes will complement your enjoyment of Limassol's urban lifestyle.

The Project comprises of only 10 apartments with convenient access to the common lobby, pool, gym, lush gardens, and the playground.

Beautiful interiors harmonize with understated architecture and luscious landscaping to create a modern lifestyle. An architectural icon offering sophisticated living for professionals to lifestyle seekers.



**PLACES OF INTEREST**

- 1. Amathus Archaeological Site
- 2. Limassol Castle
- 3. Limassol Marina
- 4. St Raphael Marina
- 5. Old Port Marina
- 6. Limassol Port
- 7. Limassol Nautical Club
- 8. Ag. Gerogios Alamanou

**GALLERIES, MUSEUMS, ENTERTAINMENT**

- 9. Molos Park
- 10. Municipal Gardens / Zoo
- 11. Municipal Art Gallery
- 12. Archaeological Museum
- 13. Uptown Square Restaurant
- 14. Monte Caputo
- 15. Sailors Rest Restaurant
- 16. Limassol Mall
- 17. Cinema
- 18. Cyprus Sailing Club
- 19. Vikla Golf Course
- 20. Tsirion Stadium

**EDUCATION**

- 21. Foley's Grammar School
- 22. Logos School of English Education
- 23. The Grammar School
- 24. Cyprus University of Technology
- 25. The Heritage Private School
- 26. Pascal English School

ONLY 10 APARTMENTS

2 KM FROM THE BEST BEACHES

2 MIN DRIVE TO INTERNATIONAL SCHOOLS

5 MIN DRIVE TO THE CITY CENTER

GATED COMMUNITY WITH COVERED PARKING

FACILITIES: POOL, GYM, PLAYGROUND

CLOSE TO ALL AMENITIES

PENTHOUSE WITH PRIVATE POOL SPA

# OWN THE LIFESTYLE.

**CEA**   
Cyprus Estate Agency

The apartments provide an abundance of space to live life to the fullest.

# AN ODYSSEY OF OPEN SPACES

The apartments combine contemporary elegance with subtle, signature touches.

*Refined living environments that offer the best of indoor-outdoor living.*

The building literally designed to make you feel good. We want people to be as healthy and happy as possible, and we're creating facilities and spaces that encourage exactly that.

WHERE EVERYTHING  
IS IN TUNE.

Contemporary in form but classic in function.



*"Live the life you have imagined."*

—Henry David Thoreau



PICTURE  
PERFECT  
PENTHOUSES

# AN OUTSTANDING COMPOSITION

With generous layouts that are designed to make the most of the sweeping vistas of the surrounding area, you'll enjoy a harmonious living environment in your apartment.

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# INTERIORS

Open plan living areas designed for total comfort and ease, built for the modern lifestyle, so you can entertain a group or retreat to the lounge for some quiet time.



# ENCORES OF EDUCATION

With a charming village atmosphere, Ag. Athanasios enjoys exceptional access to a myriad of excellent educational facilities. A flawless composition of style, beauty and elegance, where residents enjoy a confident, relaxed way of life—a unique place to come home to.



# CENTRAL TO SERVICES LIVING SHOPPING TRANSPORT EDUCATION

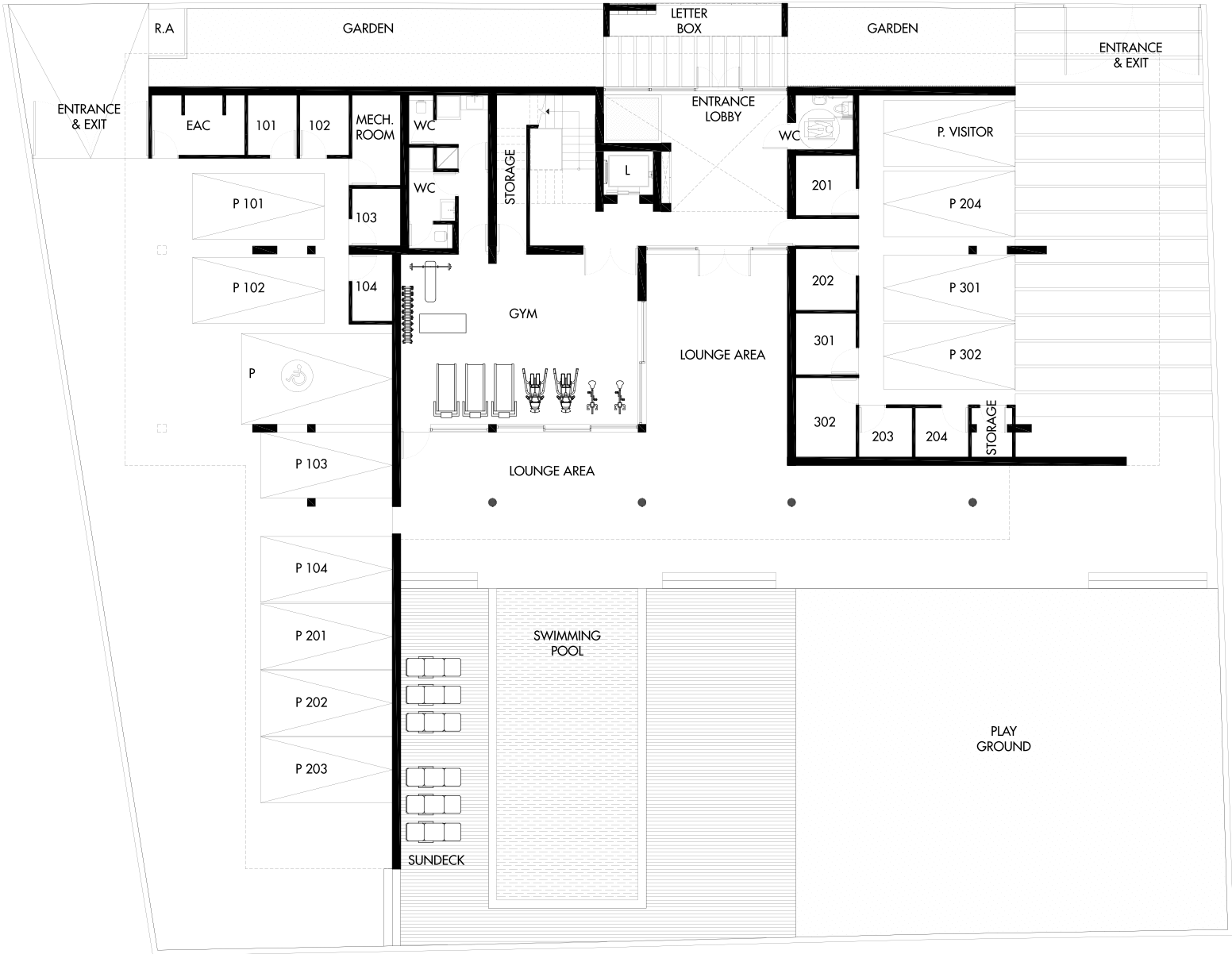
# STYLISH, REFINED AND RELAXED

Simply inspired to the last detail. A calm palette with an urban edge. A place to live, share, grow.

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# FLOOR PLANS



GROUND FLOOR

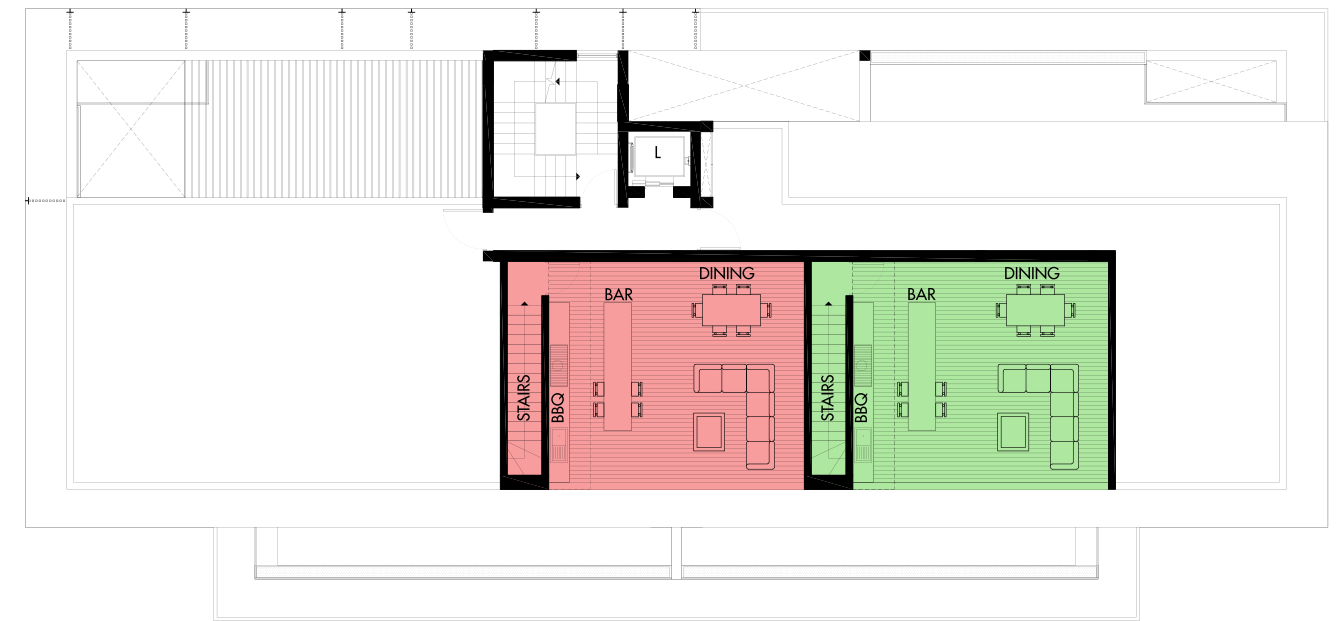
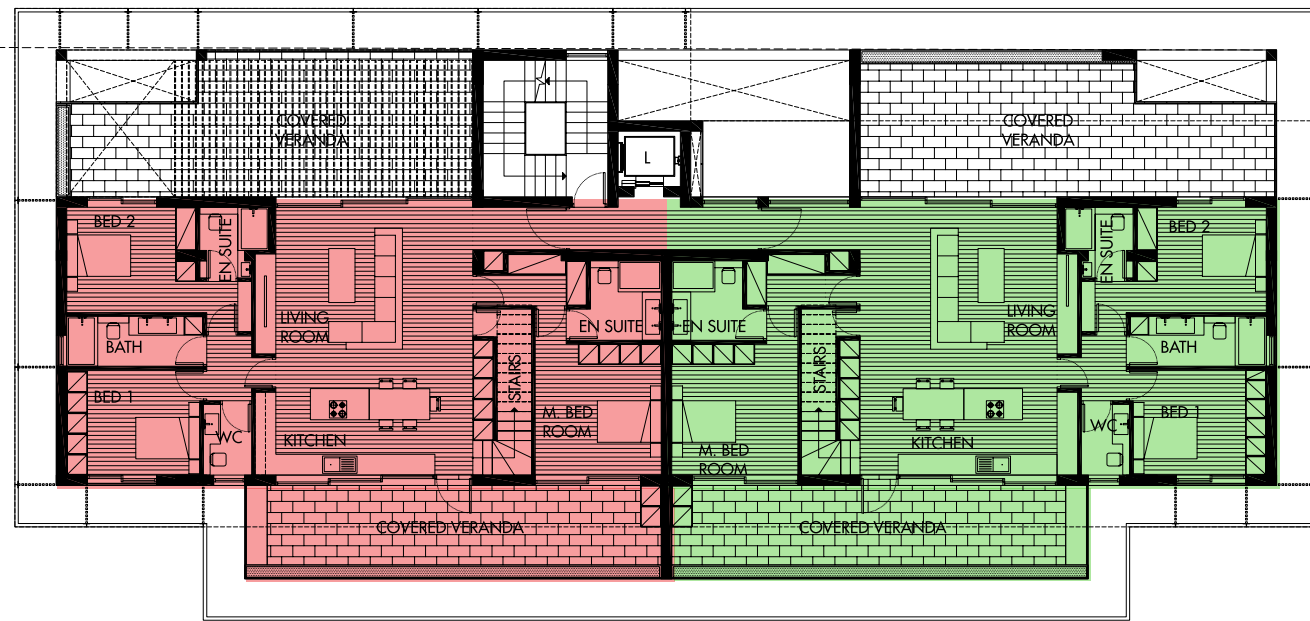


## FIRST FLOOR

	FLAT 101	FLAT 102	FLAT 103	FLAT 104
FLOOR	1	1	1	1
BEDROOMS	2	2	2	2
FLAT AREA m <sup>2</sup>	100	92	92	100
COVERED VERANDA m <sup>2</sup>	17	15	15	17
EXPOSED VERANDA m <sup>2</sup>	6	—	—	6
ROOF GARDEN m <sup>2</sup>	—	—	—	—
STORE ROOM m <sup>2</sup>	5	5	4	4
COMMON AREA m <sup>2</sup>	9	9	9	9
PARKING SPACE	1	1	1	1
TOTAL AREA m <sup>2</sup>	137	121	120	136

## SECOND FLOOR

	FLAT 201	FLAT 202	FLAT 203	FLAT 204
FLOOR	2	2	2	2
BEDROOMS	2	2	2	2
FLAT AREA m <sup>2</sup>	100	92	92	100
COVERED VERANDA m <sup>2</sup>	16	14	14	16
EXPOSED VERANDA m <sup>2</sup>	—	—	—	—
ROOF GARDEN m <sup>2</sup>	—	—	—	—
STORE ROOM m <sup>2</sup>	6	6	4	5
COMMON AREA m <sup>2</sup>	8	8	8	8
PARKING SPACE	1	1	1	1
TOTAL AREA m <sup>2</sup>	130	120	118	129



## THIRD FLOOR

## ROOF GARDEN

	FLAT 301 <span style="color: red;">■</span>	FLAT 302 <span style="color: green;">■</span>
FLOOR	3/4	3/4
BEDROOMS	3	3
FLAT AREA m <sup>2</sup>	143	143
COVERED VERANDA m <sup>2</sup>	15	42
EXPOSED VERANDA m <sup>2</sup>	63	38
ROOF GARDEN m <sup>2</sup>	59	59
STORE ROOM m <sup>2</sup>	6	8
COMMON AREA m <sup>2</sup>	13	13
PARKING SPACE	2	2
TOTAL AREA m <sup>2</sup>	299	303



# LIMASSOL

Young, dynamic, cosmopolitan. There is hardly another coastal town that has been so definitely shaped by foreign influences as Limassol. Known as Neapolis (New Town) in Byzantine times, is a beguiling mix of old and new. Centrally located between two international airports and a stunning seafront promenade it is the largest city of Cyprus in geographical size. Limassol has been ranked by TripAdvisor as the 3rd up-and-coming destination in the world, in its Top 10 Traveler's Choice Destinations on the Rise. In addition to the recognized popularity as a tourism destination, Limassol is also an administrative and business centre, a port, a resort, the centre of the wine industry and home to many archaeological sites. Limassol is an ideal and affordable place in which to invest.



**CEA**   
Cyprus Estate Agency



Cyprusestateagency  
PROPERTIES

[info@cyprusestateagency.com](mailto:info@cyprusestateagency.com)

+357 2525 5689

