



For Sale, Apartment, Standard Apartment, Limassol, Agios Athanasios, 92.99m²

(B303) OCEAN WINGS, LOURKA (Gianni Katsouri Str.), AGIOS ATHANASIOS, LIMASSOL

For Sale : **€ 495,000**

Description

For Sale 2 Bedroom Apartment In Agios Athanasios, Limassol

Modern Urban Living in a Prime Limassol District

Experience a sophisticated, highly practical, and accessible lifestyle with this stunning 2-bedroom apartment, perfectly situated in the prestigious hillside suburb of Agios Athanasios. Offering an emotionally rejuvenating living environment, this residence represents a top-tier residential proposal and a solid, highly functional asset in 2026. Designed for those who demand a balance between suburban serenity and urban proximity, the property is located in a high-demand area known for its modern infrastructure and clean atmosphere. Its strategic position ensures essential daily practicality, providing a secure investment choice in one of Limassol's most sought-after residential hubs.

Functional Layout & High-Value Residential Features

This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum functionality. The residence serves your daily routine perfectly with its bright open-plan living areas that extend onto generous covered verandas, ideal for enjoying the Mediterranean breeze. It is flawlessly positioned featuring two modern bathrooms, high-quality finishes, and access to a refreshing communal swimming pool. Residents also benefit from a dedicated covered parking space, ensuring a healthy and sustainable lifestyle. Built with premium materials, this home offers a timeless aesthetic and superior thermal efficiency, meeting the highest standards of contemporary living.

Extensive Property Features

Property Type: Modern Residential Apartment

Location: Agios Athanasios, Limassol

Bedrooms: 2 Spacious bedrooms

Bathrooms: 2 Modern bathrooms

Swimming Pool: Access to a high-spec communal pool

Verandas: Large covered verandas for outdoor relaxation

Parking: Private covered parking space included

Energy Efficiency: Built with modern sustainable materials

Legal Status: Title Deed available for immediate transfer

Nearby Landmarks & Amenities

In a convenient location for a vibrant urban routine in Limassol, the apartment is surrounded by top-tier infrastructure:

Foley's Private School: Located just 0.8 km away, providing essential daily practicality for elite education.

Agios Athanasios Municipal Hall: A major administrative landmark reachable within 1.2 km.

AlphaMega & Lidl Linopetra: Your primary shopping destinations accessible for your daily routine within 2.1 km.

Limassol City Center: Reachable at 4.5 km, offering premier retail and professional services.

Agios Athanasios Ravine Park: A nearby green lung for wellness activities situated within 1.0 km.

German Oncology Center: Strategic proximity at 2.5 km for world-class healthcare.

Limassol Beachfront (Columbia Area): Accessible within a 7-minute drive (3.2 km) for coastal wellness.

A1 Highway Interchange: Immediate connectivity just 1.5 km away for seamless island-wide travel.

Grammar School Limassol: Strategic proximity at 3.5 km for quality private schooling.

Linopetra Medical Center: Accessible within 2.3 km for healthcare and peace of mind.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Apartment**

Status: **Available**

Unit Number: **B303**

[Website](#)

Main Features

Property Subtype: **Standard Apartment**

Construction Stage: **Under Construction**

Construction Year: **2026**

Bedrooms: **2**

Bathrooms: **2**

Kitchen Type: **Open Plan**

Furnished: **Unfurnished**

Covered Parking: **2**

Floors Building: **5**



Area

Internal Area: **72m²**
Total Area: **107m²**

Covered Verandas: **21m²**

Covered Area: **93m²**

Energy & Heating

Heating Medium: **Underfloor Heating**

Further Details

Elevator, Common Swimming Pool, Storage Space, Air Condition



Gallery





