



## For Sale, Apartment, Standard Apartment, Limassol, Agios Athanasios

(301), AMBER HEIGHTS, VOUNARI TOU MAVROU  
(Filikis Etairias Str.), AGIOS ATHANASIOS,  
LIMASSOL

For Sale : **€ 1,400,000**

### Description

For Sale 4 Bedroom Apartment in Agios Athanasios, Limassol  
Modern Urban Living in a Prime Limassol District

Experience an elevated, highly practical, and accessible lifestyle with this stunning 4-bedroom modern apartment, perfectly situated in the high-status area of Agios Athanasios, Limassol. This property represents a top-tier residential proposal, offering a solid and highly functional asset for your living arrangements. Designed for those who demand the perfect balance of urban connectivity and residential comfort, the apartment is located in a high-demand neighborhood close to all necessary amenities. Its strategic position ensures essential daily practicality, making it a secure choice.

#### Functional Layout & High-Value Residential Features

The property features a smart and exceptionally spacious layout designed for maximum functionality. The residence perfectly serves your daily needs, comprising four generous bedrooms and two modern bathrooms to ensure absolute comfort and privacy. The outdoor living areas extend onto beautiful covered verandas, perfectly complemented by a stunning private roof garden for ultimate outdoor relaxation. The building is equipped with an elevator for easy and secure accessibility. Residents benefit from a covered parking space and a private storage room, ensuring a convenient and organized lifestyle. This prime property meets the highest standards of modern urban elegance.

#### Extensive Property Features

Property Type: Modern Apartment

Location: Agios Athanasios, Limassol

Bedrooms: 4 Spacious bedrooms

Bathrooms: 2 Modern bathrooms

Outdoor Space: Covered verandas and a private roof garden

Accessibility: Elevator access to all floors

Storage: Private storage room included

Parking: Dedicated covered parking space

Nearby Landmarks & Amenities

In a convenient location for a vibrant urban routine in Limassol, the property is surrounded by top-tier infrastructure. Foley's School is an important educational landmark accessible at 1.5 km. The Grammar School Limassol is a major educational center accessible at 2.0 km. Dasoudi Beach is a stunning coastal landmark accessible at 3.0 km. Limassol City Center is an important commercial hub accessible at 4.0 km. Agios Athanasios Municipal Hall is an administrative landmark accessible at 1.0 km. Limassol Marina is an important nautical and business center accessible at 5.0 km. The Cyprus University of Technology (TEPAK) is an educational hub accessible at 4.5 km. My Mall Limassol is a major commercial center accessible at 8.0 km.

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

### Details

Property Type: **Apartment**

Status: **Available**

Unit Number: **301**

[Website](#)

### Main Features

Property Subtype: **Standard Apartment**

Bathrooms: **2**

Covered Parking: **1**

Construction Stage: **Under Construction**

Kitchen Type: **Open Plan**

Floors Building: **3**

Bedrooms: **4**

Furnished: **Unfurnished**

### Area

Internal Area: **146m<sup>2</sup>**

Total Area: **85m<sup>2</sup>**

Covered Verandas: **22m<sup>2</sup>**

Garden Area: **60m<sup>2</sup>**

Uncovered Verandas: **66m<sup>2</sup>**



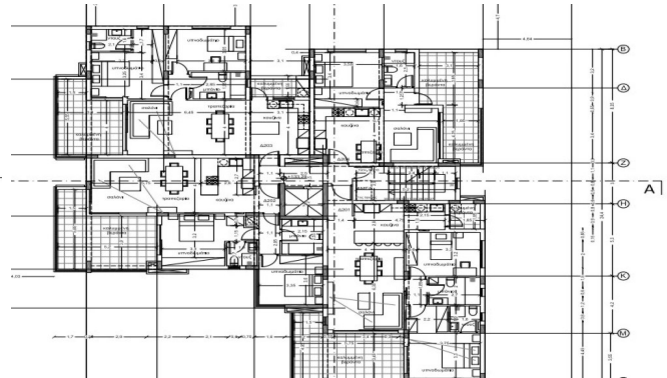
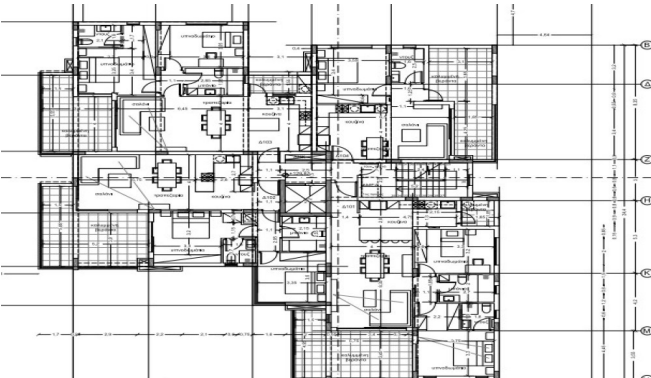
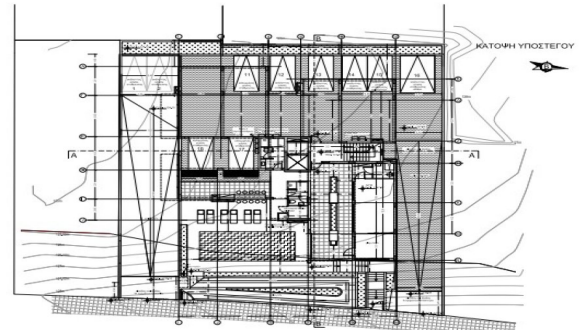
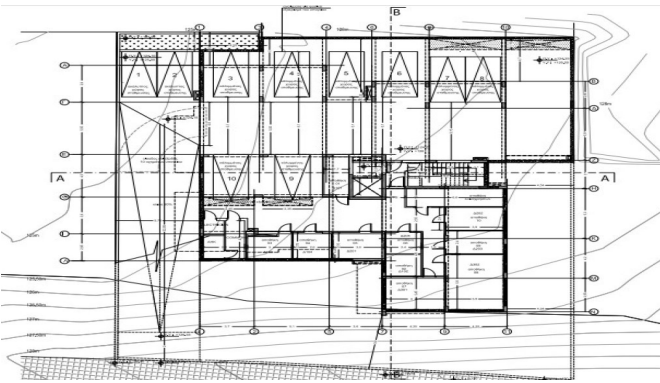
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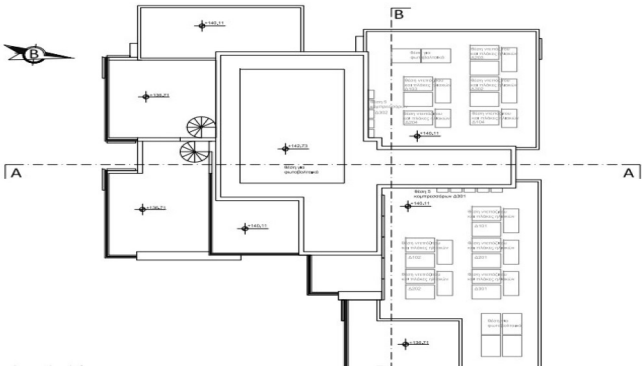
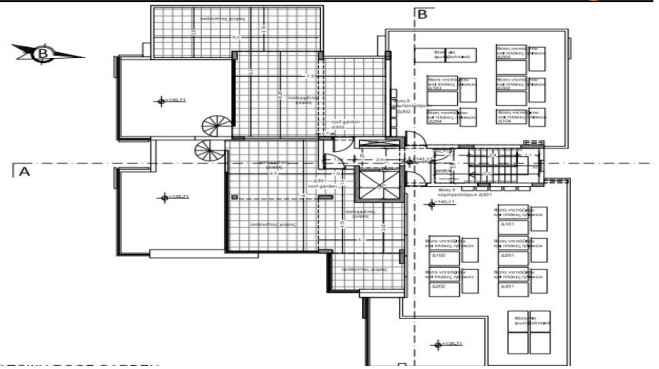
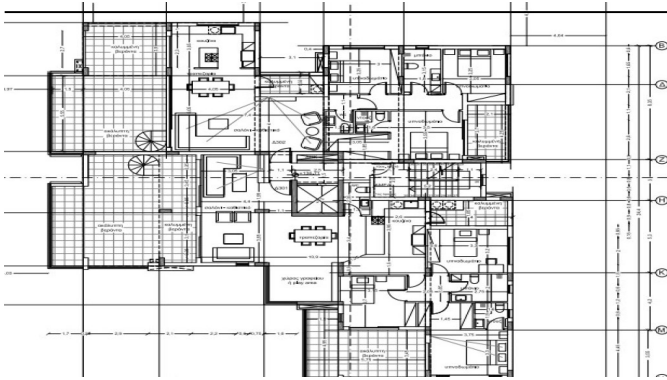
### Further Details

Elevator, Storage Space, Water, Electricity, Air Condition



## Gallery





| Feb-25        |                 |           |                  |                    |                  |                    |             |       |             |
|---------------|-----------------|-----------|------------------|--------------------|------------------|--------------------|-------------|-------|-------------|
| AMBER HEIGHTS |                 |           |                  |                    |                  |                    |             |       |             |
| FLAT NO       | No. of Bedrooms | FLAT AREA | COVERED VERANDAS | UNCOVERED VERANDAS | ROOF GARDEN      |                    | STORE ROOMS | TOTAL | PRICE       |
|               |                 |           |                  |                    | COVERED VERANDAS | UNCOVERED VERANDAS |             |       |             |
| 101           | 2               | 95        | 24.5             |                    |                  |                    | 8.3         | 127.6 | SOLD        |
| 102           | 2               | 88.5      | 25.5             |                    |                  |                    | 10          | 124   | € 460,000   |
| 103           | 2               | 90        | 23               |                    |                  |                    | 9.6         | 122.6 | € 460,000   |
| 104           | 1/1             | 53.5      | 23               |                    |                  |                    | 8.4         | 84.9  | € 350,000   |
| 201           | 2               | 95        | 24.5             |                    |                  |                    | 11.2        | 130.7 | SOLD        |
| 202           | 2               | 88.5      | 25.5             |                    |                  |                    | 10.6        | 124.6 | SOLD        |
| 203           | 2               | 90        | 23               |                    |                  |                    | 10.6        | 123.6 | SOLD        |
| 204           | 1/1             | 53.5      | 23               |                    |                  |                    | 12.5        | 89    | RESERVED    |
| 301           | 3+1             | 146       | 22               | 66                 | 39               | 29                 | 16.2        | 318.2 | € 1,400,000 |
| 302           | 3+1             | 126.5     | 29               | 33                 | 48               | 31                 | 25.7        | 293.2 | SOLD        |

ΌΡΟΛΟΓΙΣΜΟΣ  
25% -> Έργο υπεργολάβη  
25% -> Κρατίς εκκαθάρισης  
20% -> Κρατίς εκκαθάρισης  
20% -> Κρατίς εκκαθάρισης  
10% -> Κρατίς εκκαθάρισης του Τεχνικού  
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