

#26852

FOR SALE



## Limassol, Agios Athanasios

75 m<sup>2</sup> Covered | 2 Bedrooms | 1 Bathroom



### Description

This 2-bedroom apartment, built in 2018, offers 75 sq.m. of open-plan living space that connects to a balcony, perfect for relaxing or dining. The apartment includes a bathroom with a bathtub, 18 sq.m. of covered verandas, and an exclusive 35 sq.m. roof garden, providing ample outdoor space. It also comes with covered parking and a storage room for added convenience.

Located on the first floor of a 3-storey building in Agios Athanasios, the property offers easy access to the highway, just 300m from local amenities, 4km from the beach, and near the Grammar School. The apartment currently has a rental offer of €1,600 per month, starting in November, making it a great investment opportunity with the option to purchase with tenants for immediate income.

### €285,000

<b>TYPE</b>	Apartment
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	1
<b>COVERED</b>	75 m <sup>2</sup>
<b>STATUS</b>	Resale
<b>ENERGY EFFICIENCY RATING</b>	A
<b>YEAR OF CONSTRUCTION</b>	2018
<b>TITLE DEED</b>	Yes



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