

# LUXURY APARTMENTS

AGIOS ATHANASIOS, LIMASSOL



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A luxury residential development designed for contemporary living located in a prime residential area of **Agios Athanasios**, Limassol. The development features a refined selection of 1-bedroom, 2-bedroom and 2+ bedroom residences with private roof gardens, and is defined by elegant architecture, quality craftsmanship and a calm residential atmosphere.

Comprising just 13 thoughtfully designed apartments across four floors, this development offers a sense of privacy and exclusivity rarely found in modern developments. Each residence is carefully planned to provide comfort, functionality and a refined living experience.

The project features spacious one, two and three bedroom residences with open-plan layouts, generous verandas and high-quality finishes throughout. Residents can enjoy a beautifully designed common swimming pool with deck area, while the three penthouse residences are further enhanced by private roof gardens, offering elevated outdoor living and a heightened sense of exclusivity.

Built to A+ energy efficiency standards, this development incorporates advanced thermal insulation, double-glazed windows and premium materials, ensuring sustainable living, reduced energy consumption and long-term value.

Estimated delivery date: **2028**



# Location

A Location That Delivers Balance

**Agios Athanasios** is one of **Limassol's** most established residential districts, valued for its elevated position, organised infrastructure and strong long-term demand. This location provides an ideal balance between connectivity and privacy, making it particularly attractive for permanent residents and long-term investors alike.

With direct access to main road networks and close proximity to schools, shops and essential services, the area supports a comfortable, well-connected daily lifestyle while maintaining a calm residential character away from the city's busiest zones.

The **Mediterranean** coastline and Limassol's **seafront** are just a short drive away, while the city's **Old Town**, known for its cultural landmarks, dining and marina, is easily accessible. This proximity allows residents to enjoy both relaxed residential living and **Limassol's** vibrant seaside lifestyle with ease.



# Interiors

That Matter

The interiors are designed around open-plan living, offering plentiful space and a seamless flow between kitchen, dining and living areas. Carefully planned layouts maximise comfort and functionality, creating elegant homes ideal for both everyday living and entertaining.

Large openings and well-positioned verandas frame stunning views of the surrounding area and the sea, allowing natural light to flood the interiors throughout the day. The connection between indoor and outdoor spaces enhances the feeling of openness, while the elevated positioning of the development offers an enjoyable sense of privacy and outlook. Whether relaxing or entertaining, the views and brightness contribute to a calm, refined living atmosphere.

Kitchens are finished with high-quality synthetic granite worktops, combining refined aesthetics with durability and ease of maintenance. High ceilings further elevate the living experience, while luxury Grade A ceramic tiles in a generous 60x120cm format add a sophisticated, contemporary finish throughout the apartments.



# Bathrooms

Luxury, Comfort and Meticulous Attention to Detail

Step into a sanctuary of calm and elegance, where every detail is designed to elevate your daily routine.

High-grade ceramic surfaces, sleek minimalist fittings and first-class sanitary ware create a sense of refined sophistication.

Each bathroom offers a spa-like retreat, with spacious layouts that invite relaxation, and subtly luxurious touches that transform everyday moments into an indulgent experience.

Generous space and thoughtful layouts ensure comfort and freedom of movement, while carefully curated design elements, such as elegant lighting, refined tapware and premium finishes, enhance the sense of serenity.

Every bathroom is more than a functional space; it is a private haven, where luxury, style, and tranquillity come together to create a truly elevated living experience.



# Available Residences

Choose your perfect home at The Crown

Explore our thoughtfully designed apartments, each offering spacious layouts, modern finishes and stunning views. The table below provides detailed information on unit types, sizes, verandas and current availability, helping you select the residence that best suits your lifestyle or investment needs.

#	BEDROOMS	INTERIOR AREA (m <sup>2</sup> )	COVERED VERANDA (m <sup>2</sup> )	UNCOVERED VERANDA (m <sup>2</sup> )	GREEN AREA (m <sup>2</sup> )	ROOF GARDEN (m <sup>2</sup> )	SEA VIEW	AVAILABILITY
101	1	58.7	18.2	-	-	-	<input checked="" type="checkbox"/>	Available
102	1	52.4	17.4	-	6.7	-	<input checked="" type="checkbox"/>	Available
103	1	52.1	8.9	14.2	-	-	<input checked="" type="checkbox"/>	Available
104	2+	84.7	15.2	-	19	-	<input checked="" type="checkbox"/>	Available
201	1+	73.2	25.8	22.1	-	-	<input checked="" type="checkbox"/>	Reserved
202	2	79.6	19.1	-	6.1	-	<input checked="" type="checkbox"/>	Available
203	2+	85.6	15.9	39	4.3	-	<input checked="" type="checkbox"/>	Available
301	2	82.9	26	-	18.9	-	<input checked="" type="checkbox"/>	Available
302	2+	79	44.8	10.3	-	-	<input checked="" type="checkbox"/>	Available
303	2+	88.4	25.6	19.4	-	-	<input checked="" type="checkbox"/>	Available
401	2+	86.3	24.8	25.8	8.8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Available
402	2+	79.3	35.5	17	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Available
403	2+	87.3	14.5	50.3	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Available





## Floor Plans

Thoughtfully Designed Spaces for Effortless Living

The floor plans reflect a considered approach to modern living, where space, flow and functionality come together in perfect balance. Each layout is carefully designed to maximise usable space, natural light and privacy, ensuring homes that feel both generous and intuitive.

Living areas are designed to maximise openness and daylight, seamlessly connecting to spacious verandas that extend the living experience outdoors. Bedrooms are thoughtfully positioned to provide tranquillity and separation from social spaces, offering a calm retreat within the home.

Attention has also been given to practical living, with efficient circulation, well-considered proportions and layouts that allow flexibility in furniture placement and lifestyle needs. Every residence is designed to adapt effortlessly, supporting both everyday living and entertaining with ease.

Together, these elements create homes that are refined, balanced and timeless. Thoughtful planning transforms architectural vision into a living experience defined by comfort, clarity and lasting value.

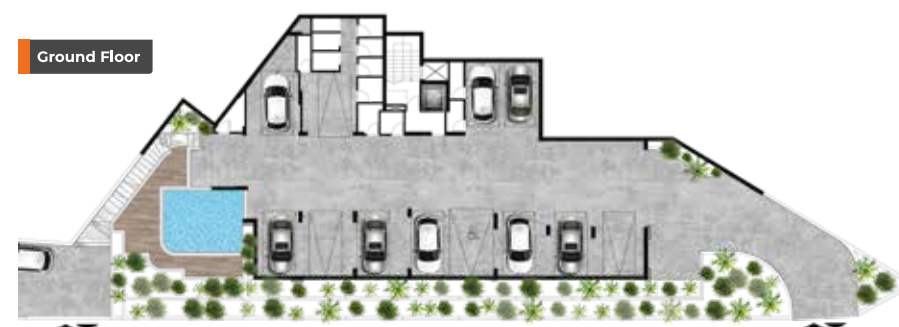
## The Poolside Sanctuary

A private oasis designed for relaxation

At the heart of this development lies a beautifully designed common swimming pool with deck, conceived as a small paradise for residents to unwind and reconnect. Surrounded by clean architectural lines and thoughtful landscaping, the pool area offers a calm, private environment that feels worlds away from the pace of the city.

The deck provides an inviting space for sunbathing, quiet moments or social gatherings, creating a seamless extension of the residential experience.

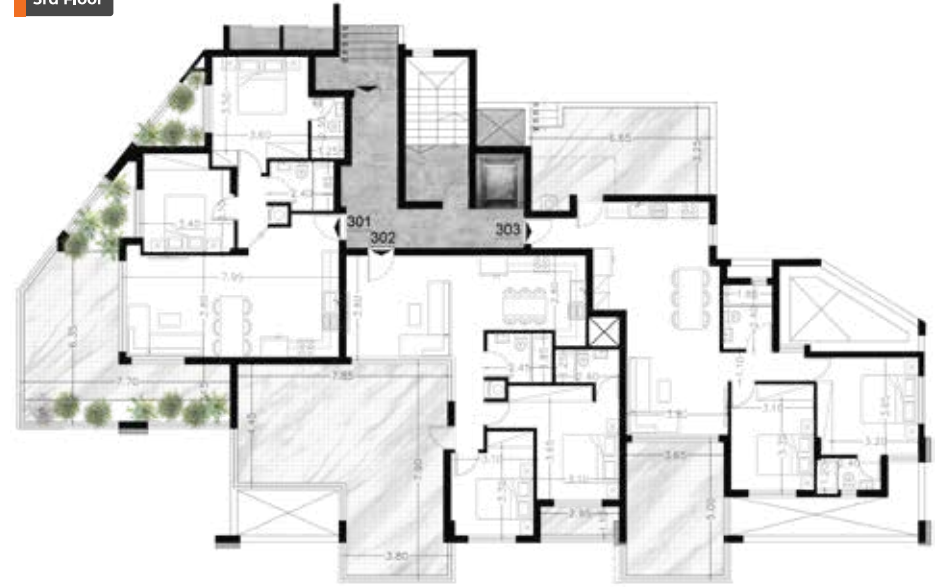
Complemented by dedicated changing rooms and showers, the swimming pool area combines comfort with practicality, offering residents a complete leisure experience in a uniquely tranquil setting. It is a place designed not just for swimming, but for enjoying time, space and privacy in an atmosphere of understated elegance.



1st Floor



3rd Floor

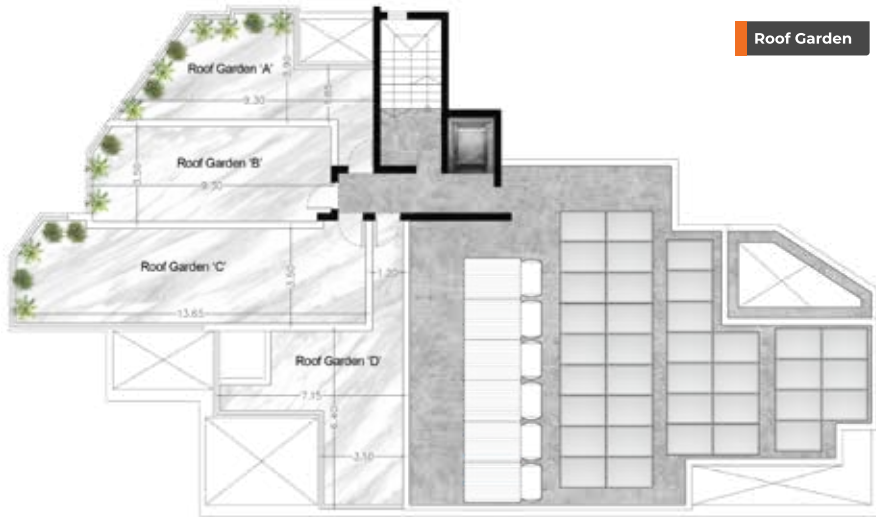


2nd Floor



4th Floor





## A Thoughtful Conclusion

Where Design, Comfort and Quality Come Together

The floor plans are a reflection of a carefully considered design philosophy, where space, proportion and flow are treated as essential elements of everyday living.

Each residence has been thoughtfully planned to maximise natural light, openness and functionality, creating homes that feel both elegant and intuitive.

Beyond aesthetics, the layouts prioritise comfort and liveability.

Clear zoning between living and private areas enhances privacy, while seamless connections to outdoor spaces extend the living experience and invite light and views into the heart of the home.

Every detail is designed to support modern lifestyles with ease and flexibility.

Together, these elements form residences that are refined, balanced and timeless.

Thoughtful planning transforms architectural vision into a living experience defined by quality, tranquillity and lasting value.





CONEX Architecture

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