

APARTMENTS FOR SALE

LIMASSOL, CYPRUS
(ERIMI / WEST LIMASSOL)

Athina Residences

A contemporary residential project
in the tranquil Erimi area near Limassol.



Facilities & Specifications

Athina Residences is a residential project with 2 floors comprising 20 luxury apartments with 1-2 bedroom layouts.

The project features modern, comfortable layouts, a well-designed master plan, spacious verandas, allocated storage rooms, professional landscaping, secure building entry, and covered parking spaces.

1 **Parking**

A dedicated covered parking space for each apartment, and a parking space for individuals with disabilities.

2 **Storage**

A dedicated private storage room for each apartment.

3 **Interior Courtyard**

The center of the building is an open area which features green space at the ground floor level.

4 **Photovoltaic System**

Photovoltaic system for each apartment.





Management

The common area and the project facilities will be maintained by the management company. This includes the following services with a monthly charge of €7.9/m² for the distribution of common areas.



Cleaning of the common areas

Cleaning materials (Chemicals & Disposables)

Common areas electricity and water

Fund-Reserve for building maintenance

Gardening

Common security system - maintenance/inspection

Common solar panels maintenance

Fire system - maintenance/service

General maintenance assistant - handyman

Elevator maintenance and inspection

Pest Control

Administration fees



Location

Located in the tranquil Erimi area of Limassol, Athina Residences combines a peaceful residential setting with excellent accessibility. Residents will appreciate being within easy walking distance of numerous amenities, such as fine cafes and restaurants, shops, schools, banks, and supermarkets. The location offers excellent proximity to museums and historical sites, hospitals, diverse sports facilities, and a major integrated resort nearby.






ATHINA



Pascal Private School



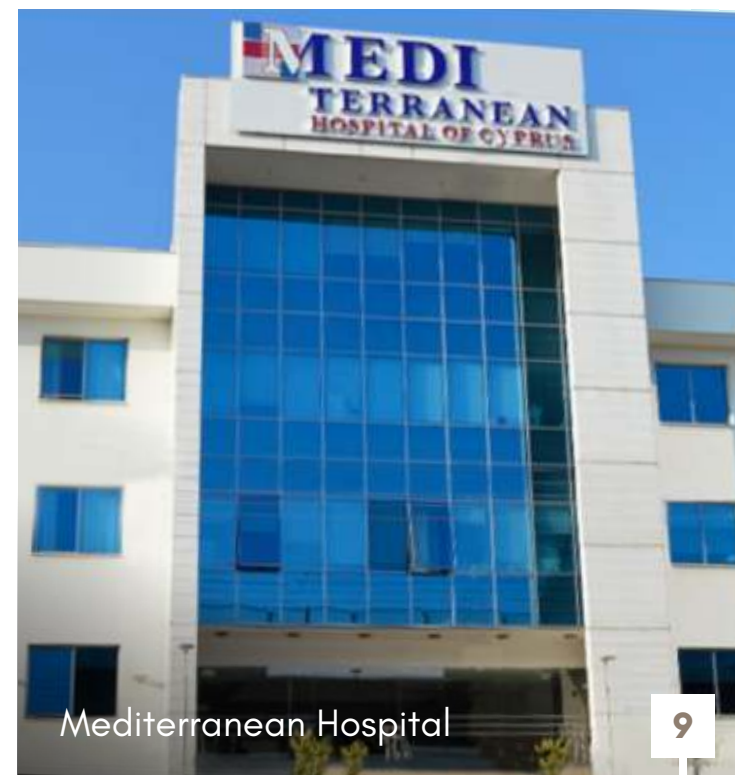
General Hospital



Trinity Private School



IMS Private School



Mediterranean Hospital

Table of Areas

Each apartment includes a modern plan layout, large veranda, allocated storage room and covered parking space

Apartment	Floor	Bedrooms	Area (m ²)	Covered Veranda (m ²)	Storage Room (m ²)	Total Area (m ²)	Distribution of Common Area (m ²)	Covered Parking
Apt. 101	First	1	62.6	10.5	5.8	78.9	12	1
Apt. 102	First	2	93.6	22.5	5.6	121.7	18	1
Apt. 103	First	1	61.7	13.8	8.3	83.8	11.9	1
Apt. 104	First	1	61	13.8	5.3	80.1	11.7	1
Apt. 105	First	2	94.4	19.2	5.3	118.9	18.1	1
Apt. 106	First	2	99.5	15.8	5.3	120.6	19.1	1
Apt. 107	First	1	58.4	13.1	9.6	81.1	11.2	1
Apt. 108	First	2	100.6	16.2	4.3	121.1	19.3	1
Apt. 109	First	2	93.1	16.7	5.5	115.3	17.9	1
Apt. 110	First	1	64.5	9	3.8	77.3	12.4	1

Table of Areas

Each apartment includes a modern plan layout, large veranda, allocated storage room and covered parking space

Apartment	Floor	Bedrooms	Area (m ²)	Covered Veranda (m ²)	Storage Room (m ²)	Total Area (m ²)	Distribution of Common Area (m ²)	Covered Parking
Apt. 201	Second	1	62.6	10.5	5.3	78.4	12	1
Apt. 202	Second	2	93.6	22.5	5.2	121.3	18	1
Apt. 203	Second	1	61.7	13.8	8.3	83.8	11.9	1
Apt. 204	Second	1	61	13.8	5.8	80.6	11.7	1
Apt. 205	Second	2	94.4	19.2	5.4	119	18.1	1
Apt. 206	Second	2	99.5	13.5, unc. 2.4	5.6	121	19.1	1
Apt. 207	Second	1	58.4	13.1	8.3	79.8	11.2	1
Apt. 208	Second	2	100.6	16.2	4.7	121.5	19.3	1
Apt. 209	Second	2	93.1	16.7	6	115.8	17.9	1
Apt. 210	Second	1	64.5	9	3.6	77.1	12.4	1

Ground floor

Elevation above sea level: 95.65 m

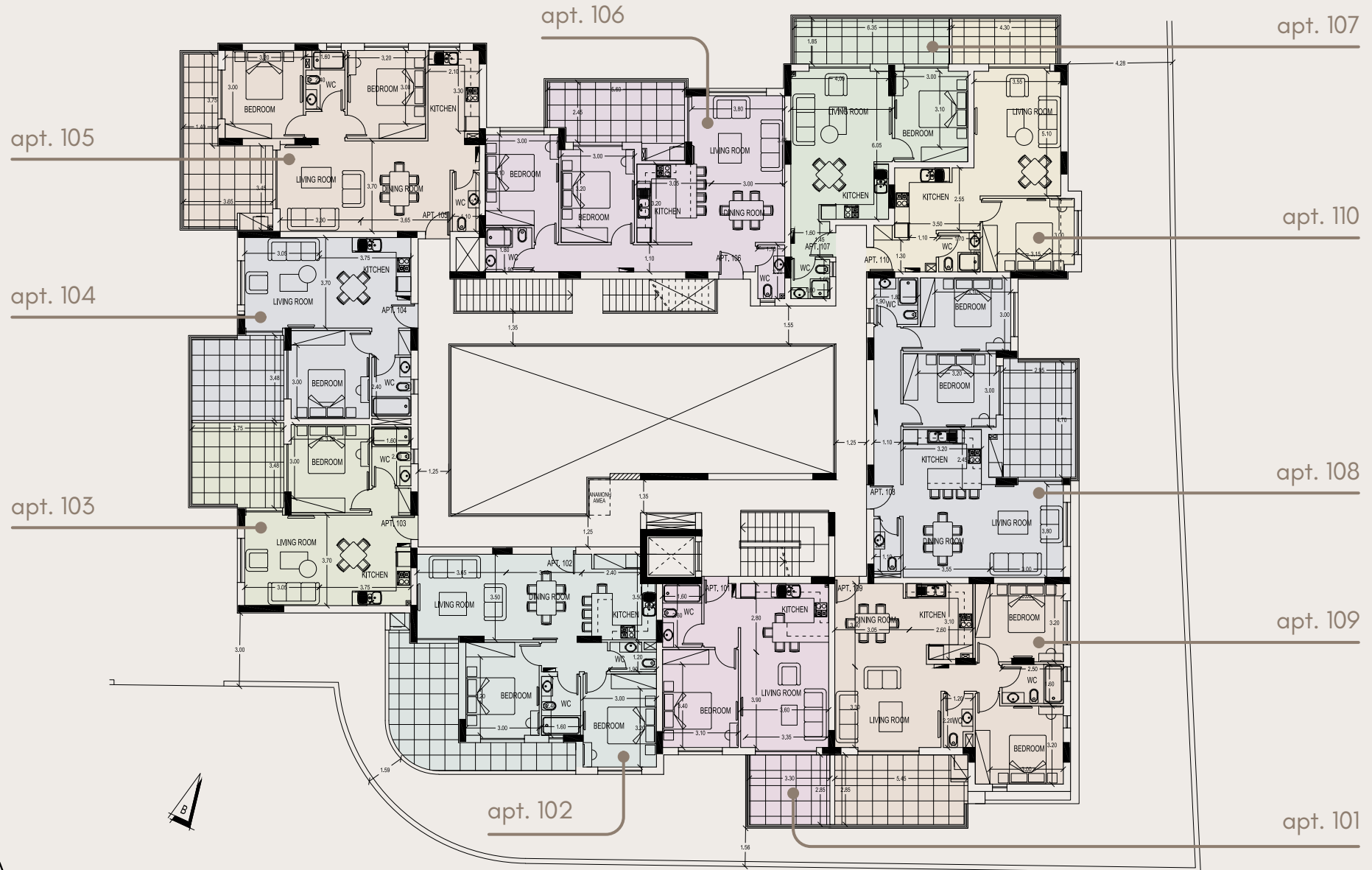
Storage rooms and parking spaces
for apartments: 101 - 210



First floor

Elevation above sea level: 98.80 m

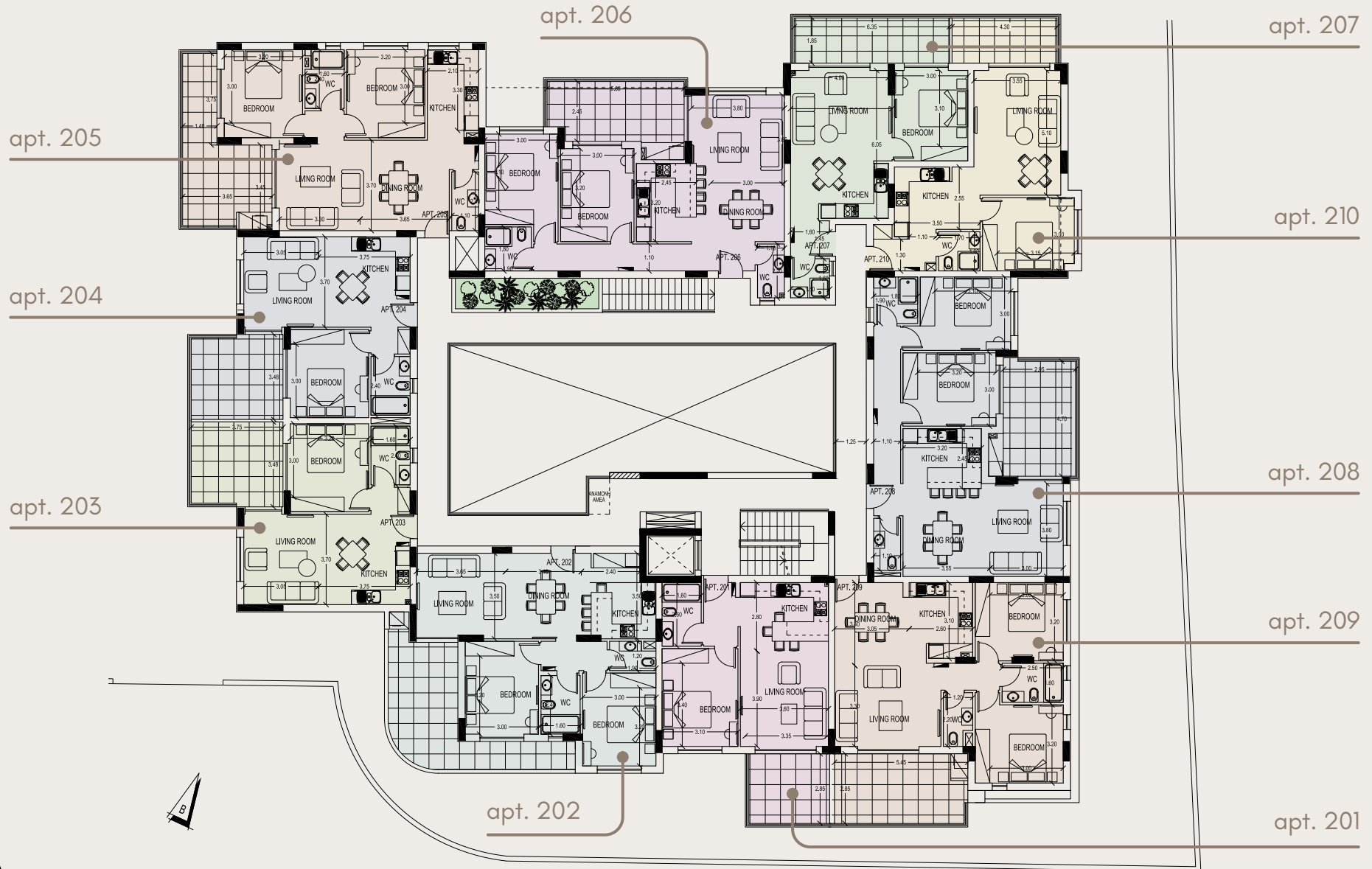
First floor apartments: 101 - 110



Second floor

Elevation above sea level: 102.05 m

Second floor apartments: 201 - 210













The provided list of locations shows car travel durations in minutes.

Popular Locations

- 1 Limassol City Center - 15 min
- 2 Shopping Center "My Mall" - 12 min
- 3 Lady's Mile Beach - 15 min
- 4 Kourion Beach - 7 min
- 5 Limassol Marina - 20 min
- Guru Mountain Resort Platres - 40 min

Points of Interest

- 6 Kolossi Castle - 4 min
- 7 Alphamega Stadium - 5 min
- 8 Archaeological Museum of Kourion - 6 min
- 9 Sanctuary of Apollo Hylates - 9 min
- 10 Cyprus Wine Museum - 2 min
- 11 Ancient Amphitheater - 6 min
- 12 Cyprus Motor Museum - 10 min
- 13 Adventure Park, Tennis Academy - 14 min
- 14 Limassol Greens Golf Resort - 10 min
- 15 City of Dreams Integrated Resort - 14 min
- 16 Fasouri Watermania Waterpark - 10 min
- 17 The Port Area - 15 min
- 18 Limassol Salt Lake - 10 min

International Private Schools

- Heritage Private School - 18 min
- Foley's Private School - 15 min
- Island Private School - 15 min
- 19 Trinity Private School - 15 min
- 20 IMS Private School - 15 min
- 21 Pascal Private School - 15 min

Hospitals

- 22 General Hospital - 10 min
- 23 Mediterranean Hospital - 10 min
- 24 Ygia Polyclinic Private Hospital - 18 min

Airports

- Paphos Airport - 25 min
- Larnaca Airport - 45 min

See on map



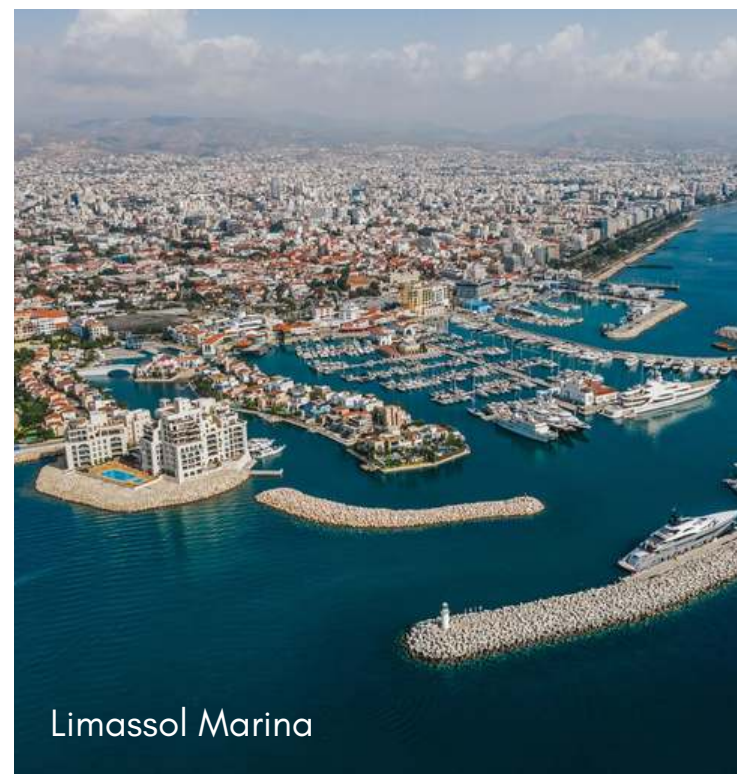
My Mall Limassol



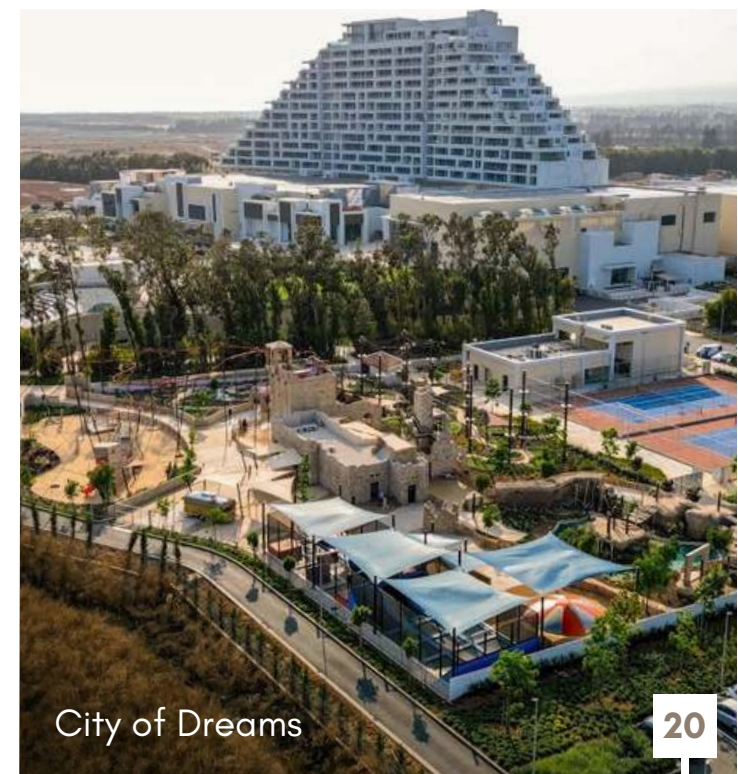
Lady's Mile Beach



Kourion Beach



Limassol Marina



City of Dreams



Kolossi Castle



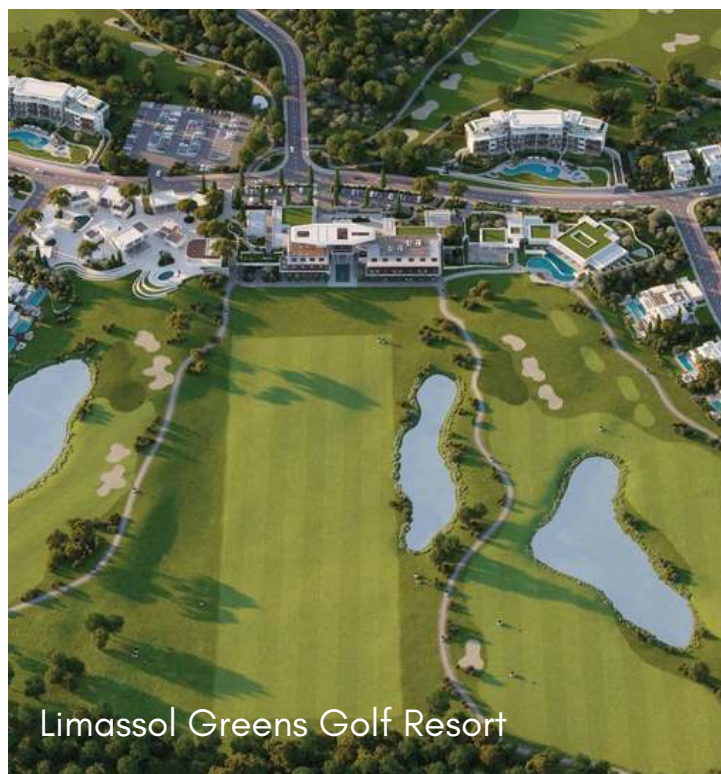
Ancient Kourion



Fasouri Waterpark



Motor Museum



Limassol Greens Golf Resort



Alphamega Stadium



ATHINA

