



athenia

Elevated Living

Thoughtful Design

A Refined Lifestyle, Rooted
in Timeless Qualities

Close to Everything. Far from Ordinary.



- 5 min | Seafront
- 5 min | Highway
- 10 min | Limassol Port/Marina
- 12 min | Limassol City Center
- 14 min | University of Cyprus
- 18 min | The Heritage Private School
- 45 min | Troodos Mountains
- 48 min | Larnaca Airport
- 55 min | Paphos International Airport



Stunning Roof Gardens





Space to Live.
Room to Breathe.

ATHENIA by PlanetVision



A Sanctuary Shaped by Nature

Welcome to Athenia, where contemporary architecture and natural beauty exist in perfect balance. Inspired by organic forms and crafted with meticulous detail, Athenia redefines modern living through its fluid design, lush green terraces, and serene atmosphere.

Each residence is an elevated retreat—framed by sweeping curves, bathed in natural light, and surrounded by verdant landscaping that softens every edge. From sunrise to sunset, Athenia breathes with its environment, creating a living experience that is calm, restorative, and deeply connected to nature.

At Athenia, luxury is felt not through excess, but through thoughtful design: expansive outdoor spaces, warm natural materials, and a harmony that promotes wellness and tranquility at every turn.

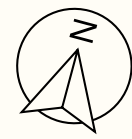
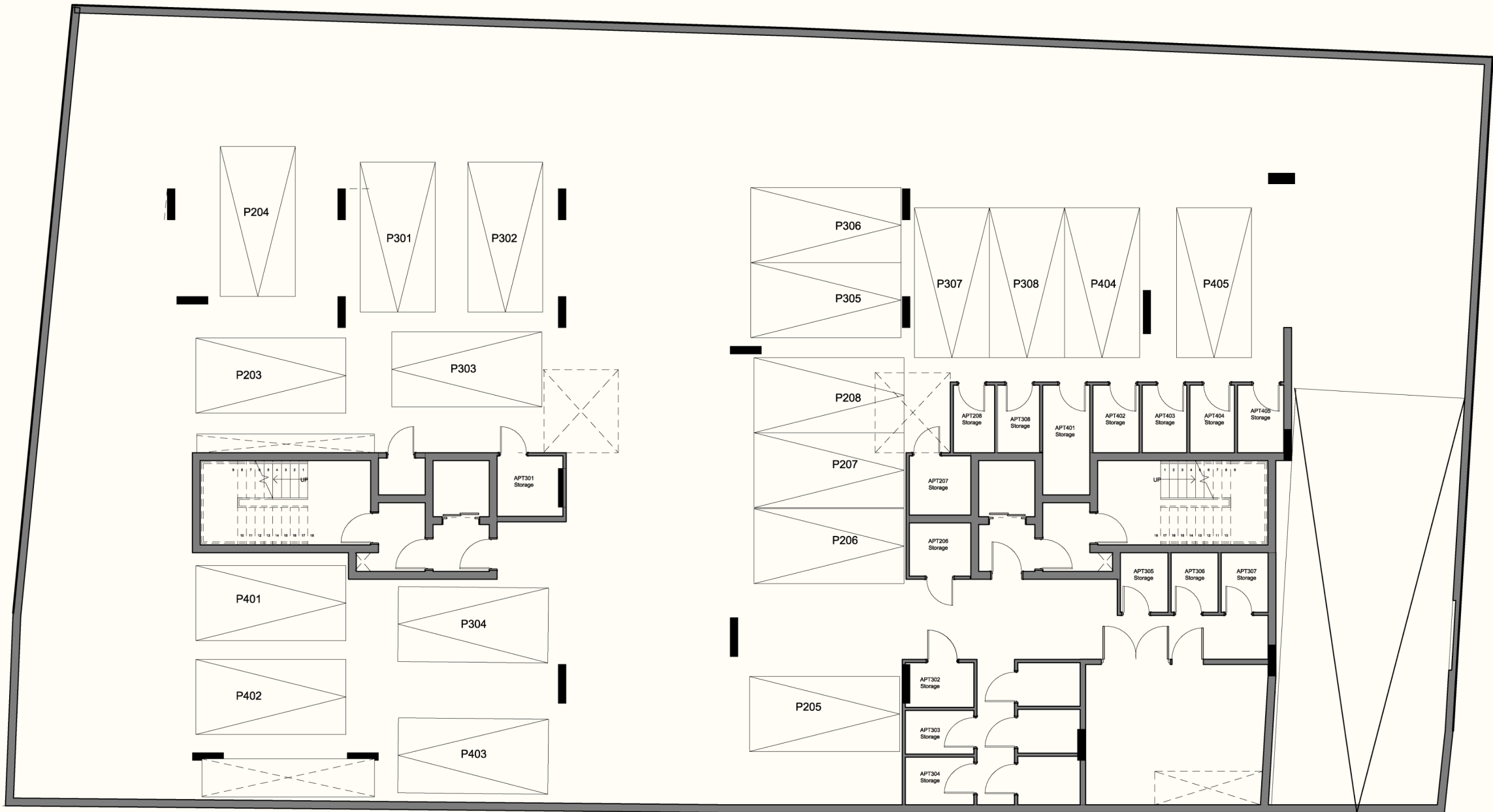
Athenia is a unique collection of 29 stunning private residences. Choose from 1,2 & 3 bedroom apartments beautifully arranged over four floors, with underground and ground floor parking, plus dedicated storage for each apartment. The top floor provides three of our apartments with stunning rooftop garden spaces, elevated over 13 metres high to capture a view of the city, mountains and sea.

Discover a home where life flows effortlessly
Discover Athenia—a place to reconnect, recharge, and truly live

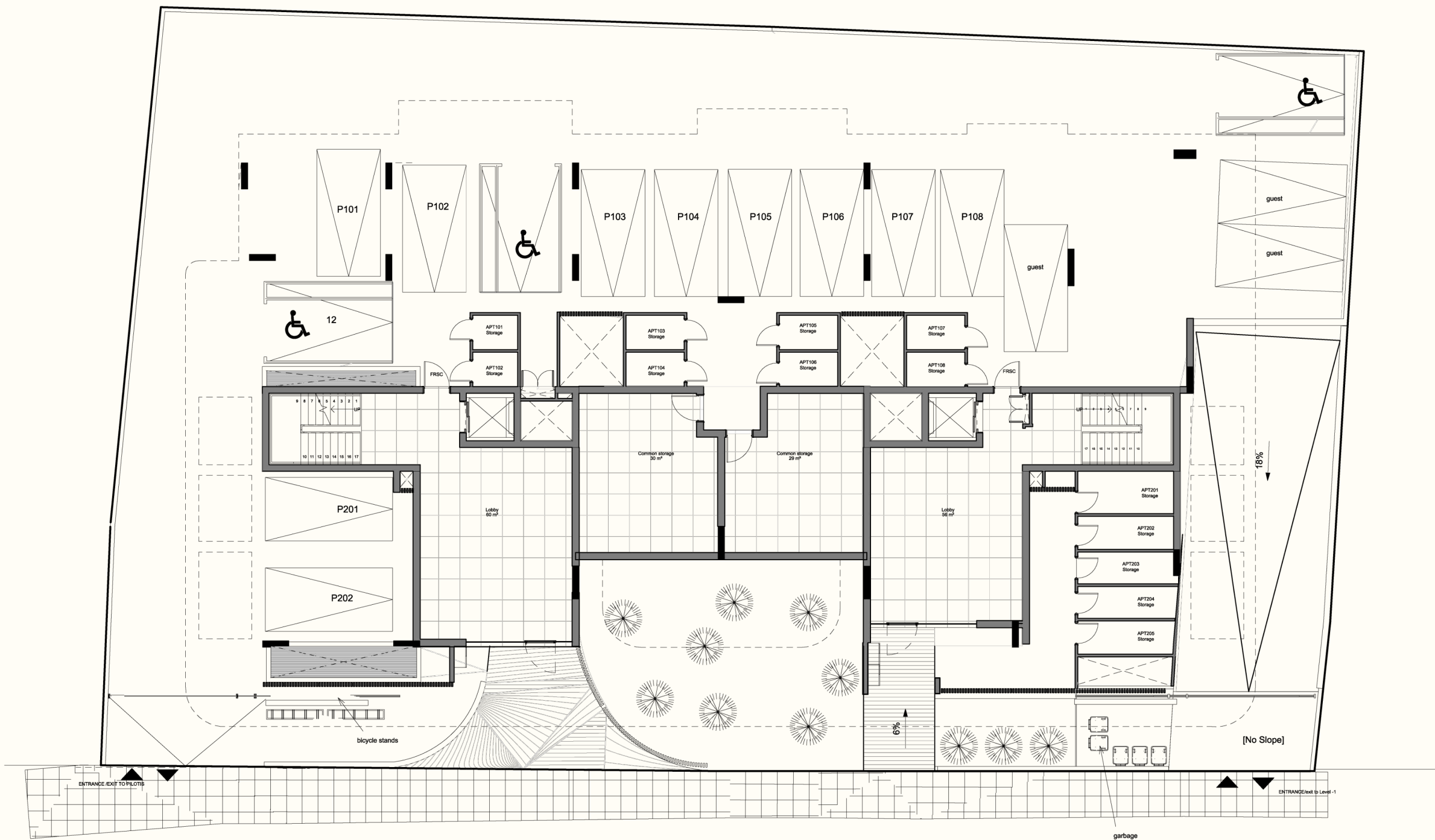


Floor Plans and Unit Types

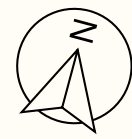
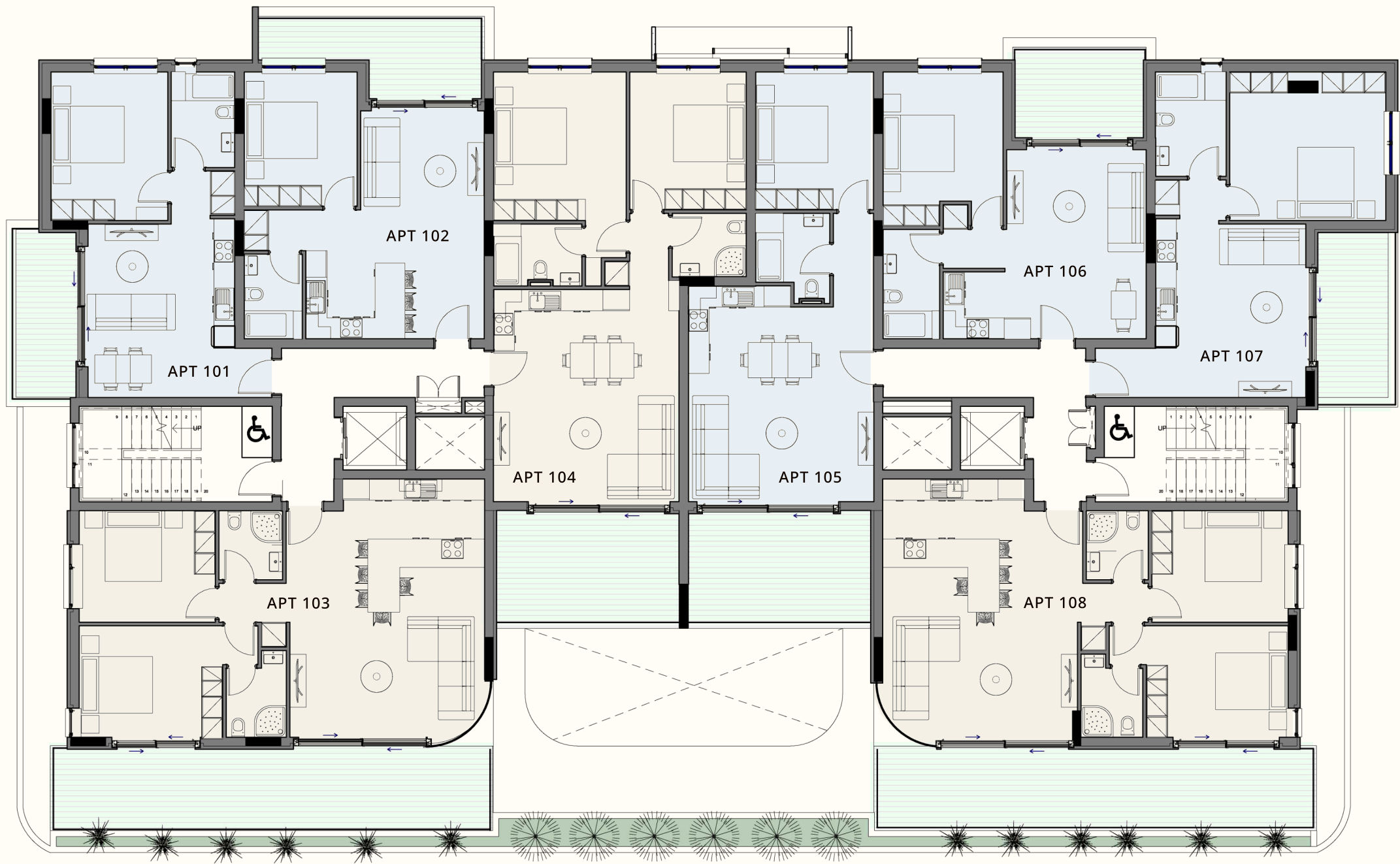
Basement



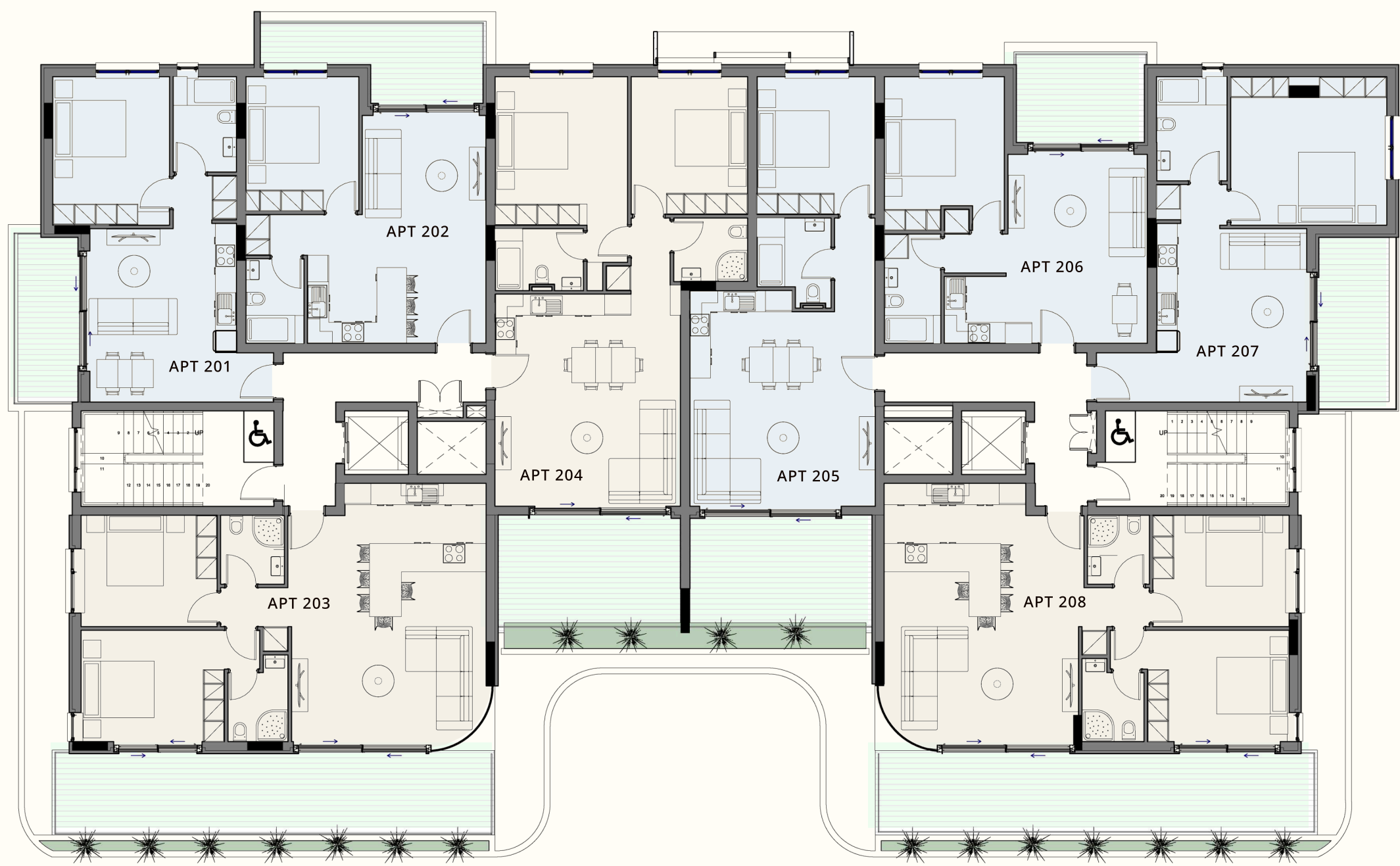
Ground floor



1 floor ↘

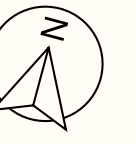
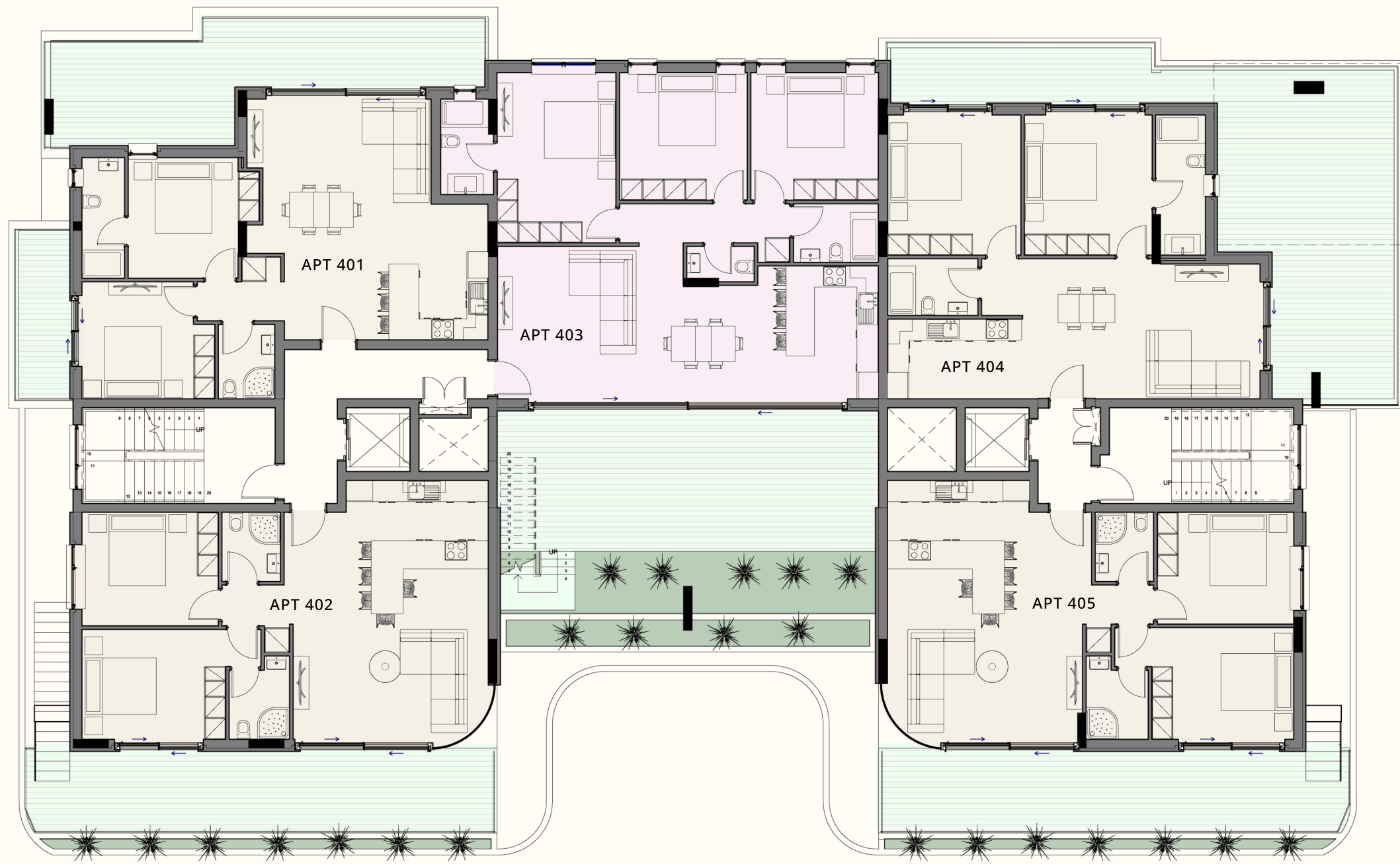


2-3 floor ↘

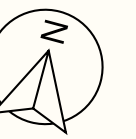
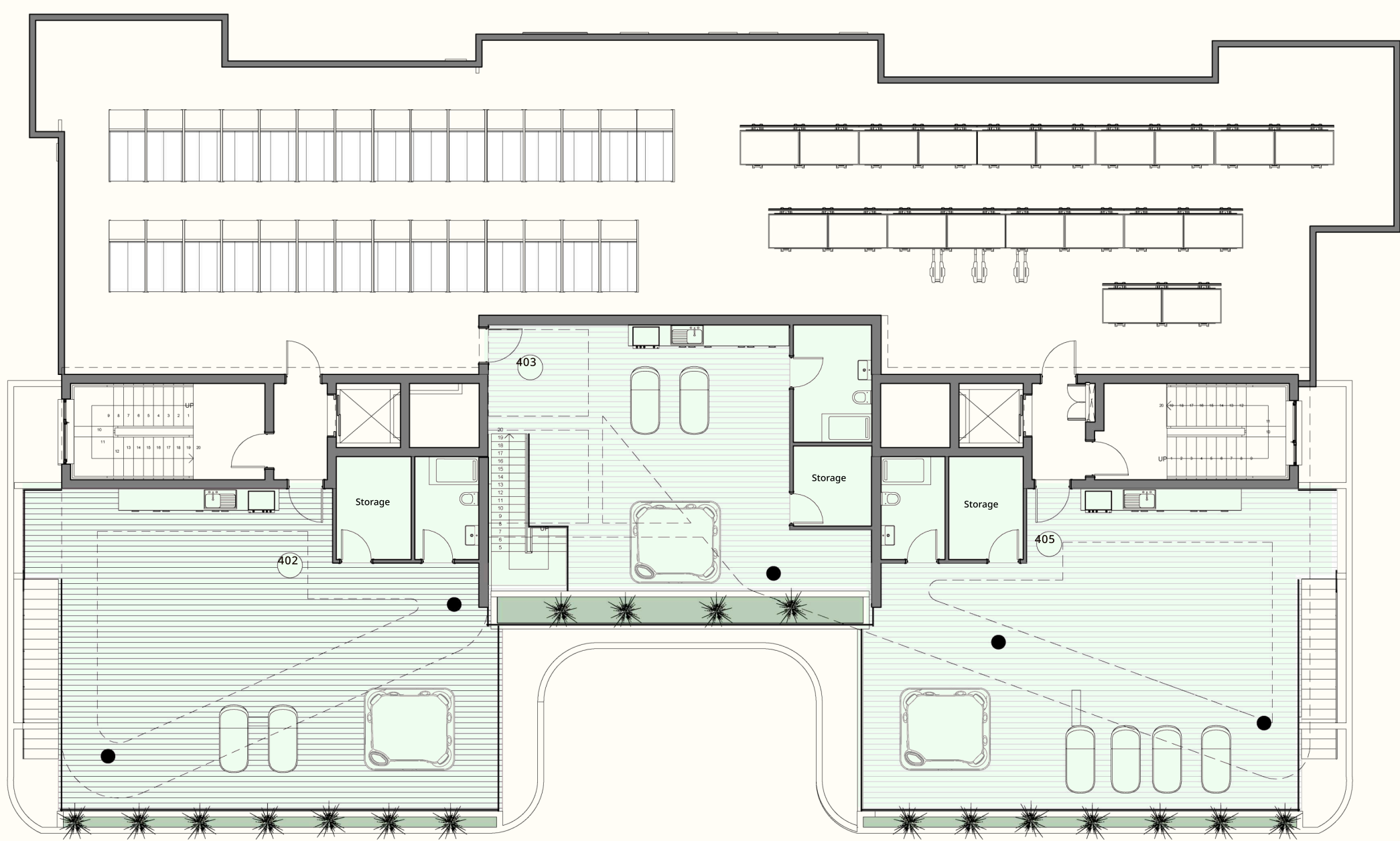




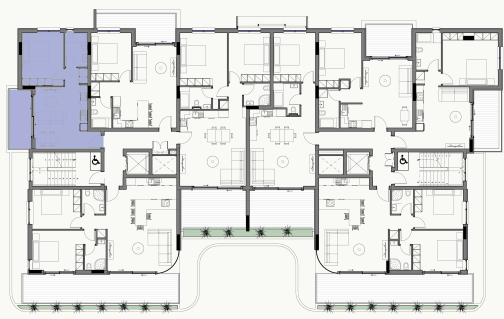
4 floor ↘



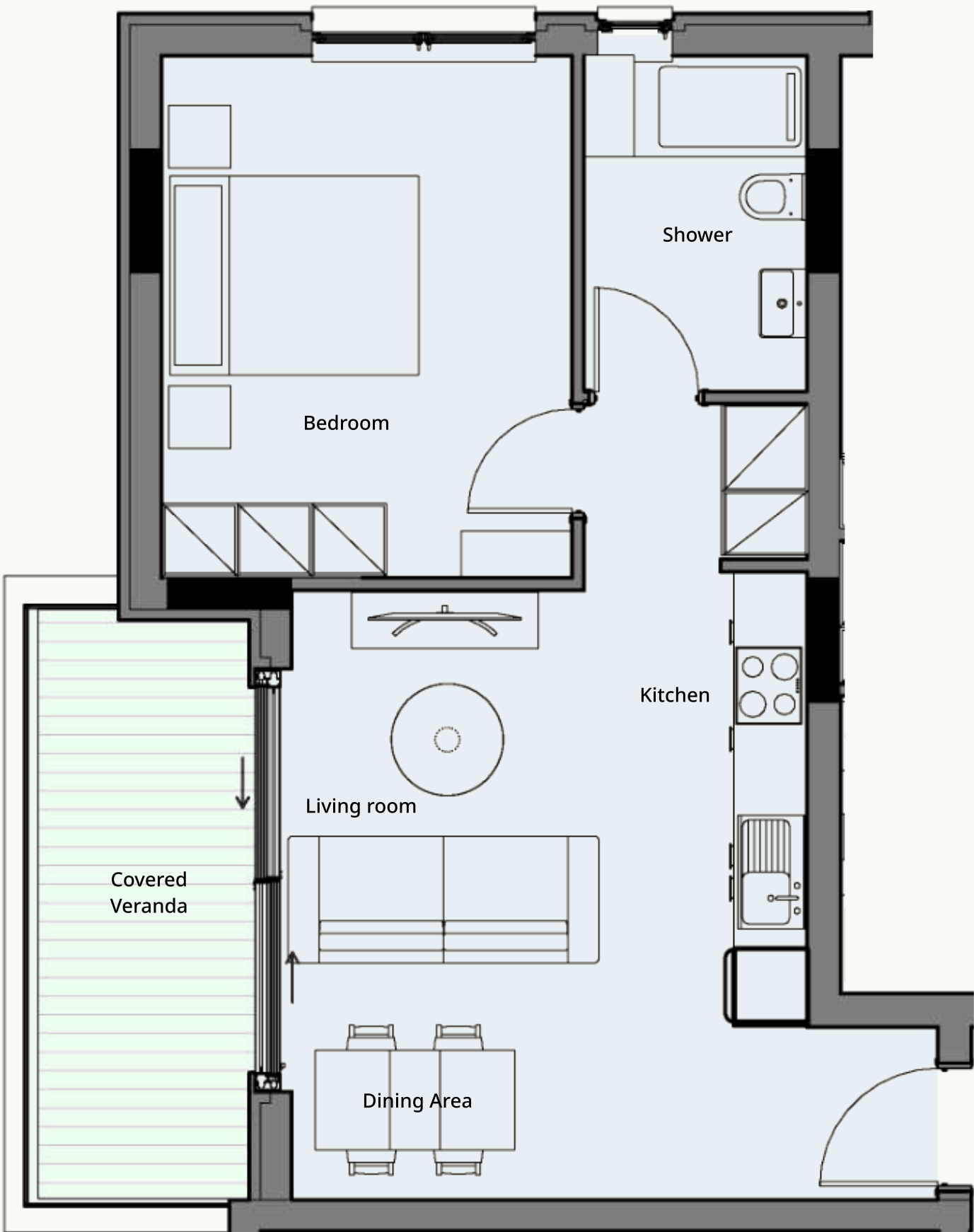
Roof ↘



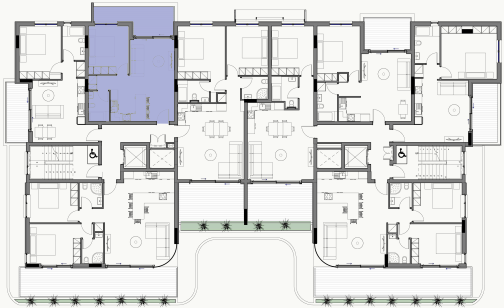
101, 201, 301



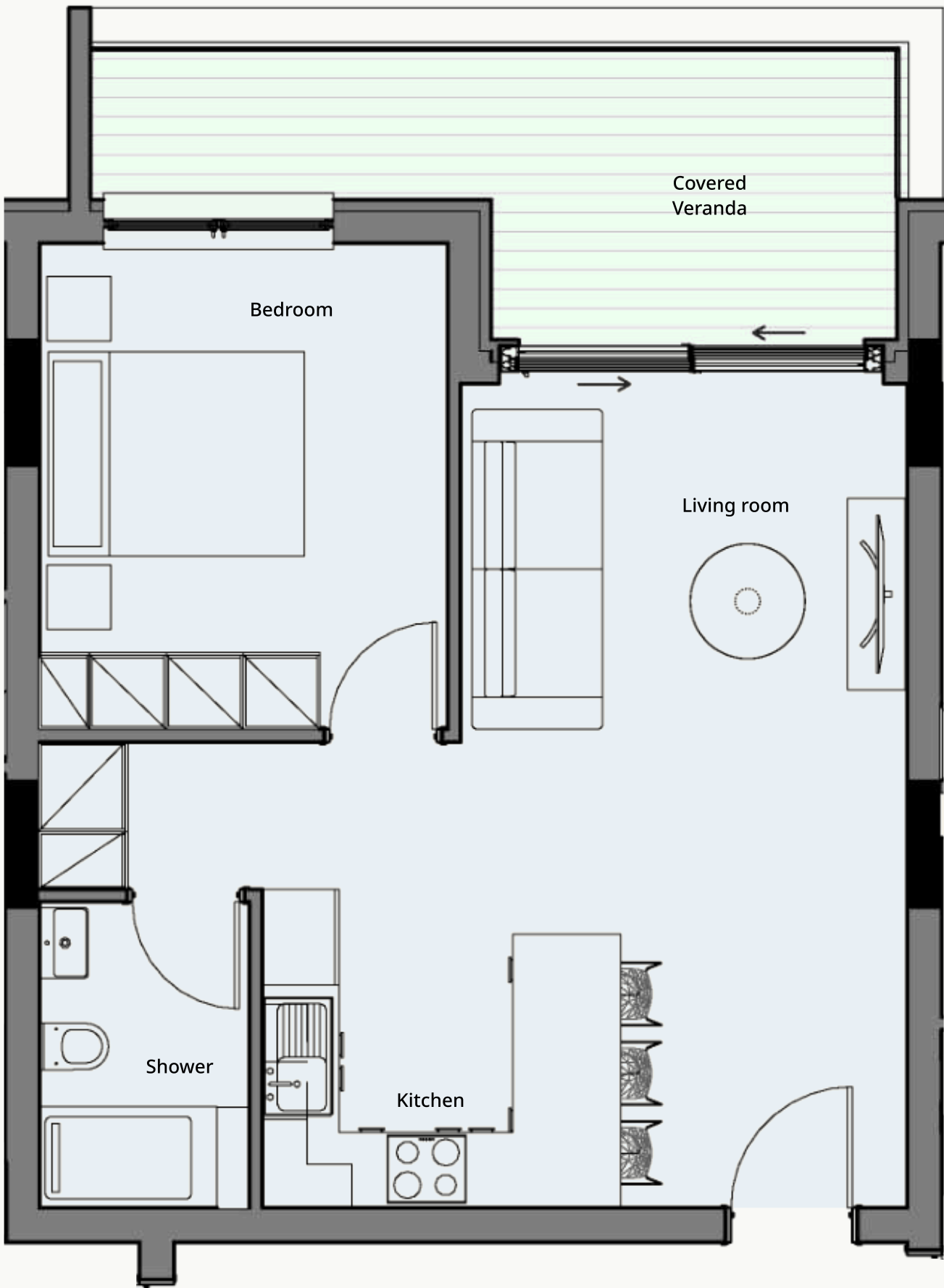
- STORAGE | YES
- PARKING | 1
- BEDROOMS | 1
- BATHROOMS | 1
- INDOOR AREA | 50 m²
- COVERED VERANDA | 9 m²



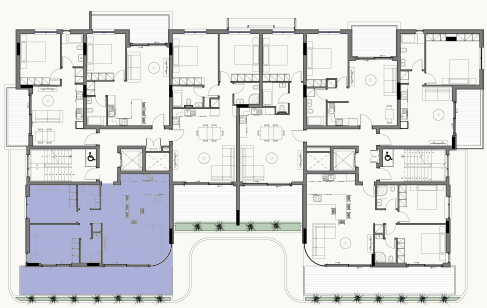
102, 202, 302



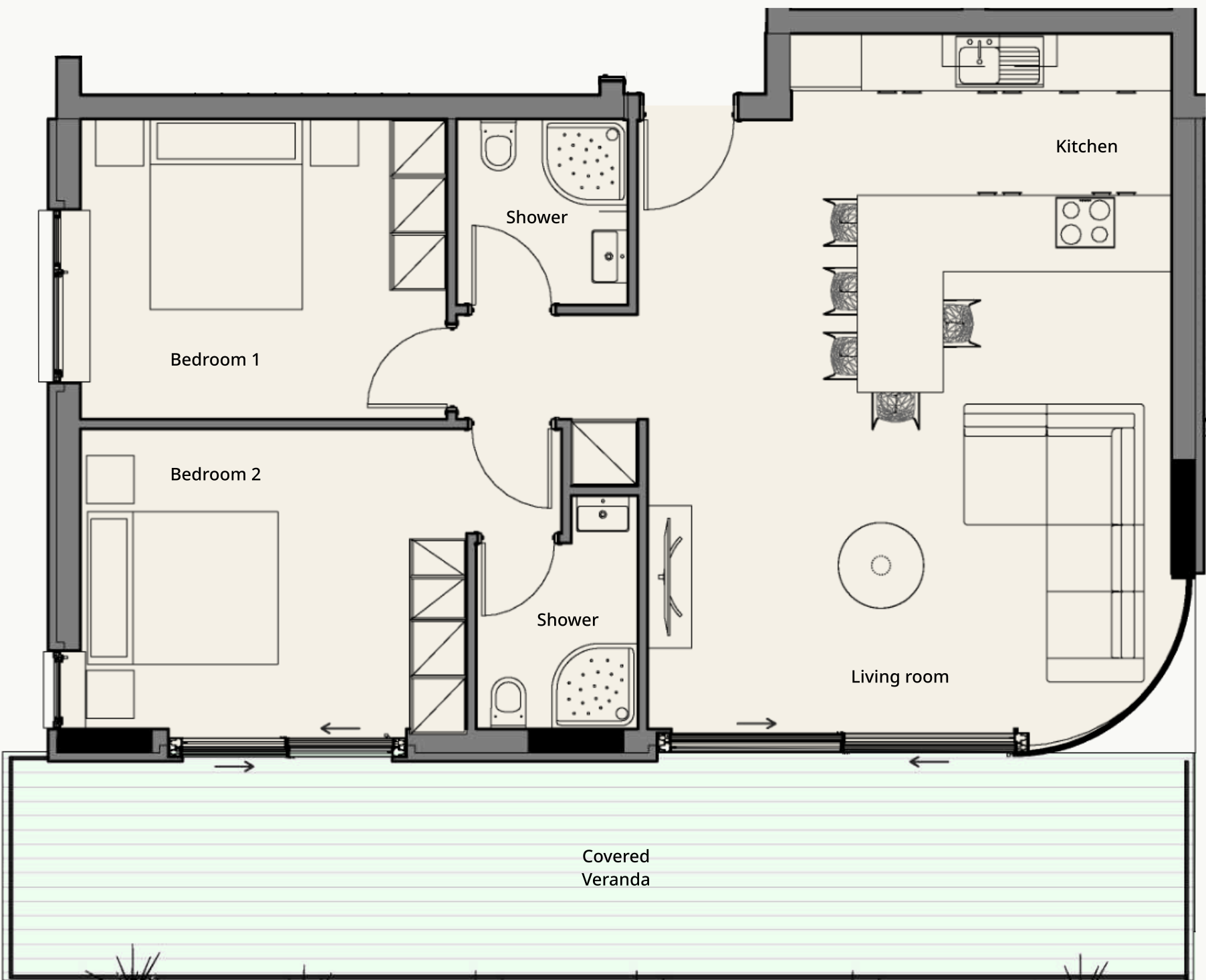
- STORAGE | YES
- PARKING | 1
- BEDROOMS | 1
- BATHROOMS | 1
- INDOOR AREA | 52 m²
- COVERED VERANDA | 12 m²



103, 203, 303



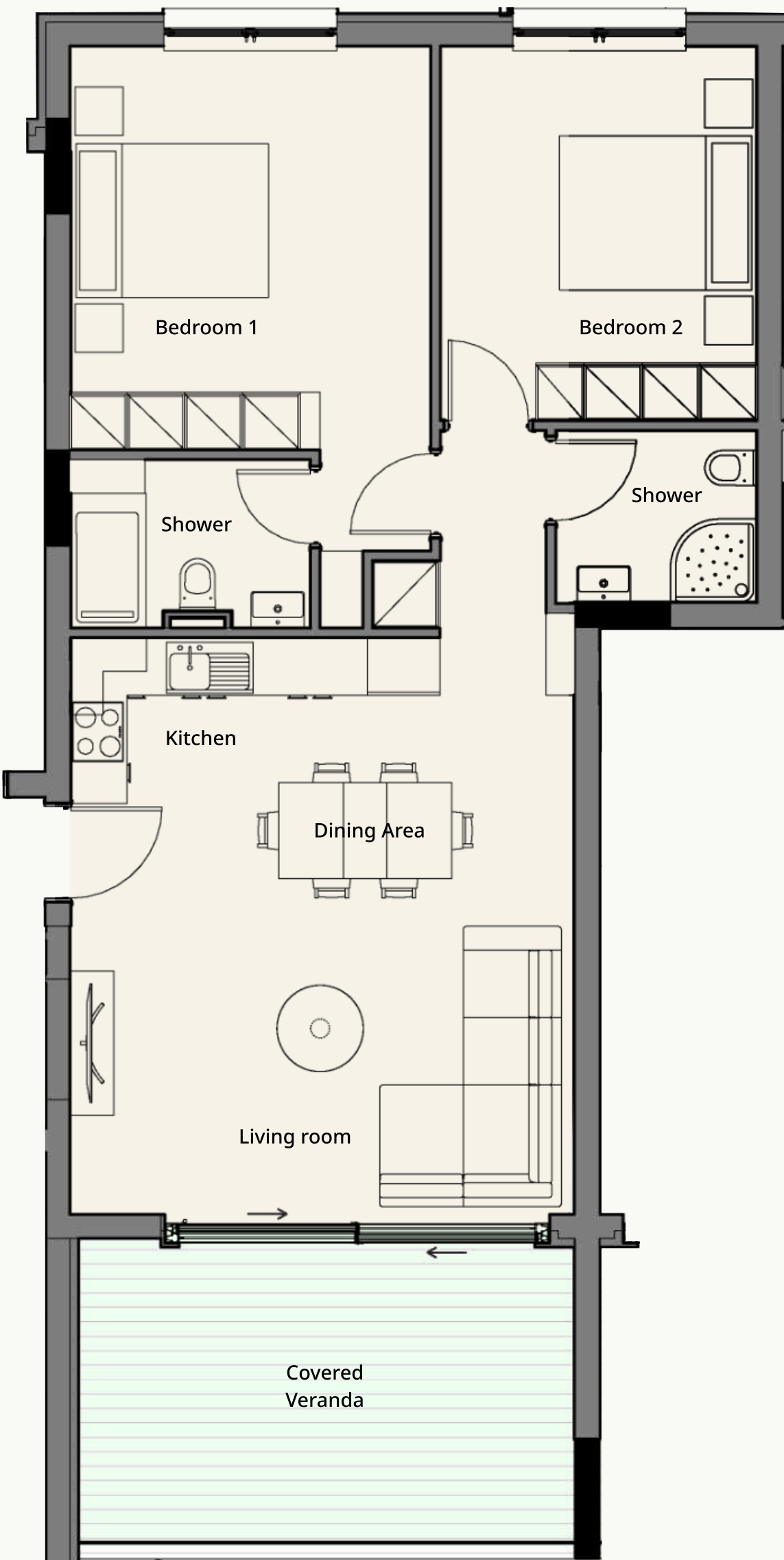
- STORAGE | YES
- PARKING | 1
- BEDROOMS | 2
- BATHROOMS | 2
- INDOOR AREA | 84 m²
- COVERED VERANDA | 28 m²



104, 204, 304



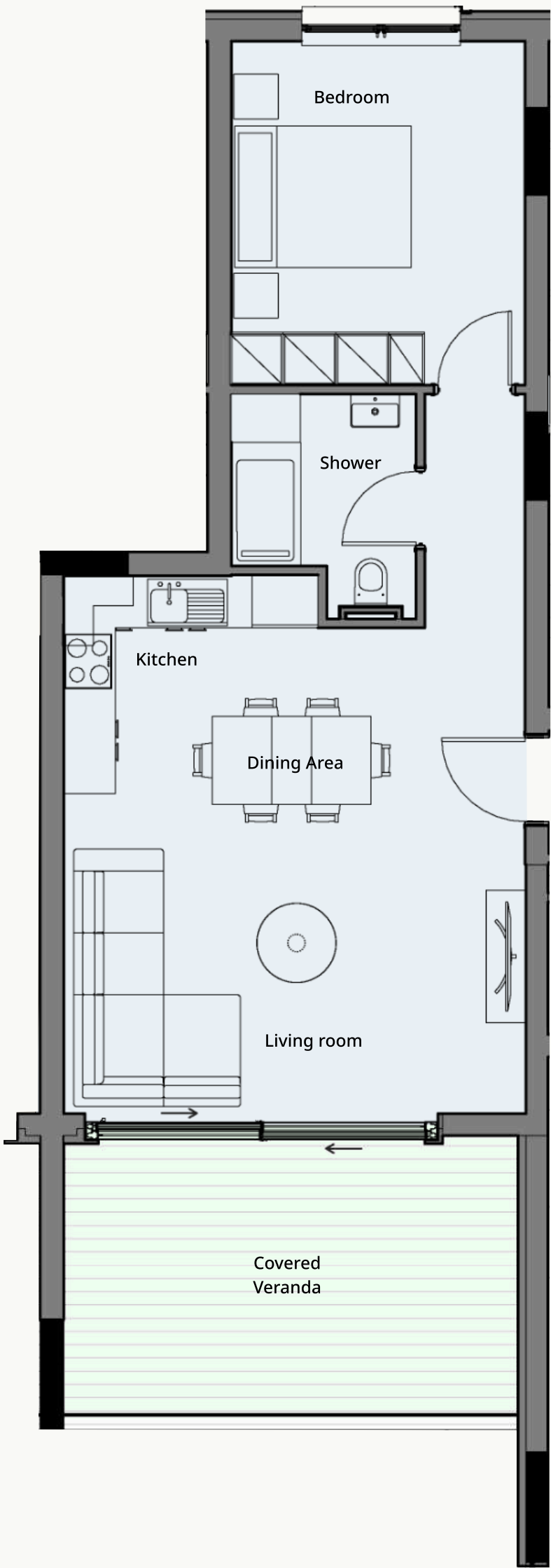
- STORAGE | YES
- PARKING | 1
- BEDROOMS | 2
- BATHROOMS | 2
- INDOOR AREA | 81 m²
- COVERED VERANDA | 16 m²



105, 205, 305



- STORAGE | YES
- PARKING | 1
- BEDROOMS | 1
- BATHROOMS | 1
- INDOOR AREA | 58 m²
- COVERED VERANDA | 16 m²



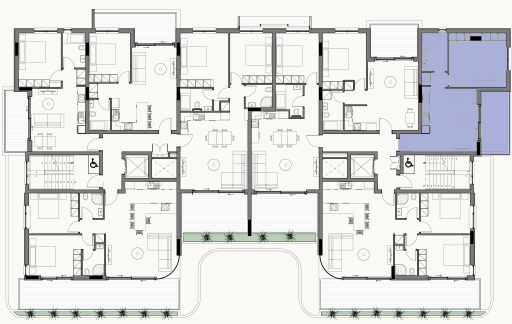
106, 206, 306



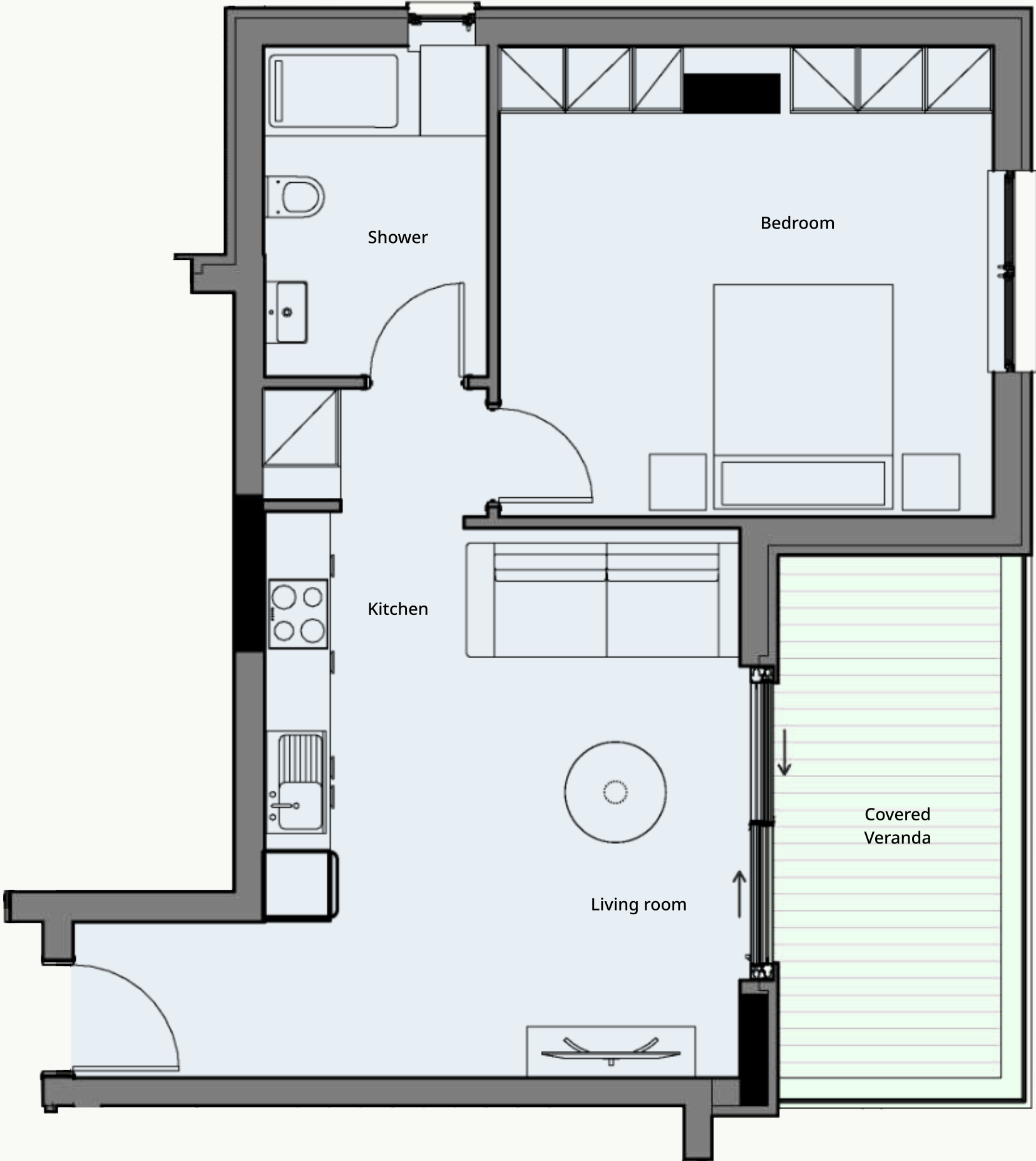
- STORAGE | YES
- PARKING | 1
- BEDROOMS | 1
- BATHROOMS | 1
- INDOOR AREA | 52 m²
- COVERED VERANDA | 10 m²



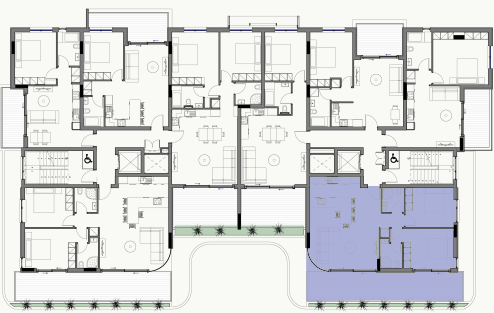
107, 207, 307



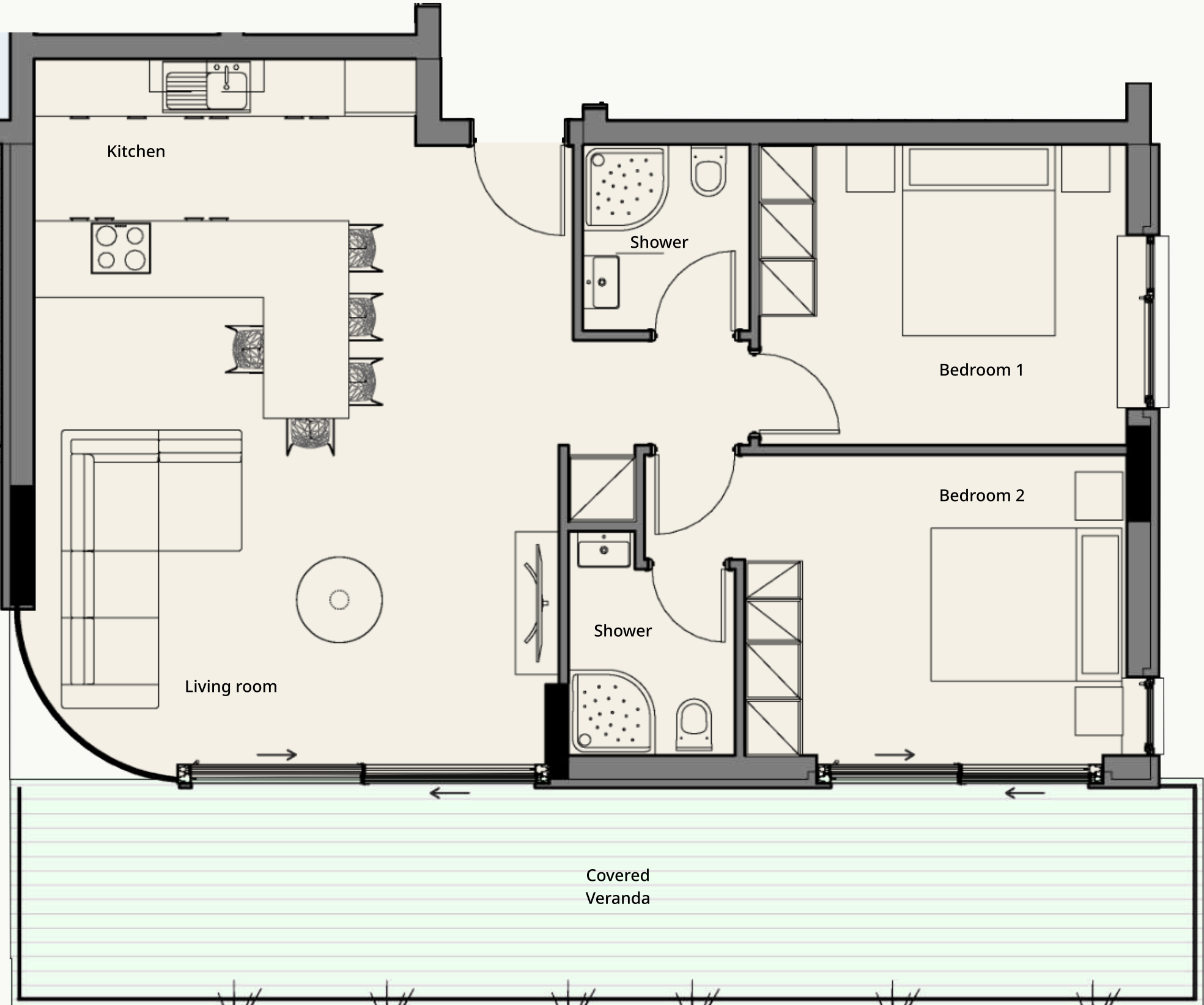
- STORAGE | YES
- PARKING | 1
- BEDROOMS | 1
- BATHROOMS | 1
- INDOOR AREA | 58 m²
- COVERED VERANDA | 10,5 m²



108, 208, 308



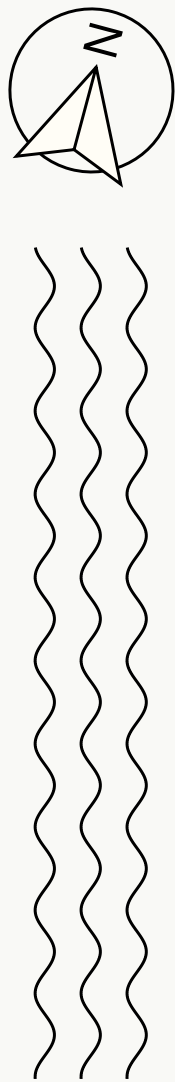
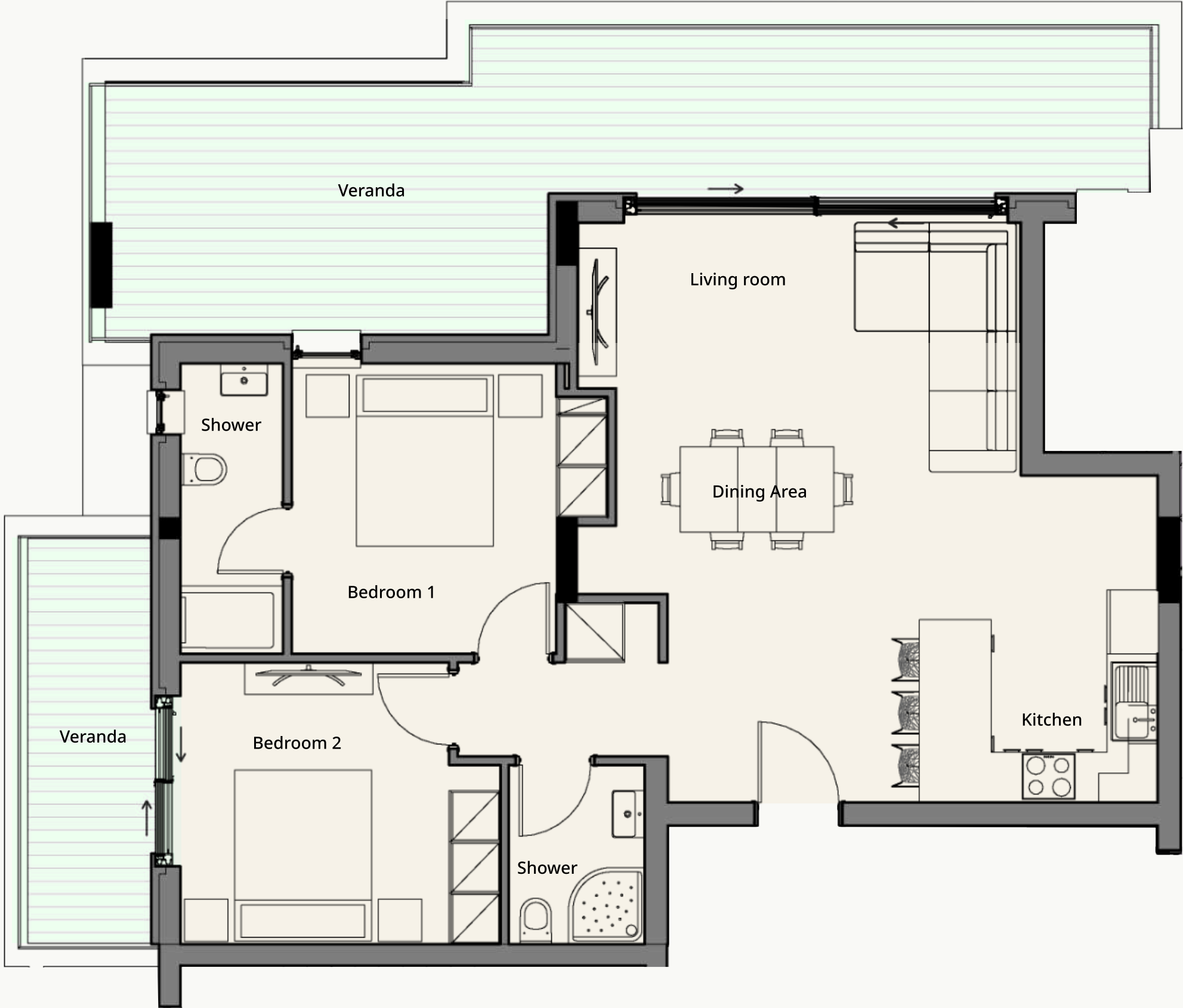
- STORAGE | YES
- PARKING | 1
- BEDROOMS | 2
- BATHROOMS | 2
- INDOOR AREA | 84 m²
- COVERED VERANDA | 28 m²



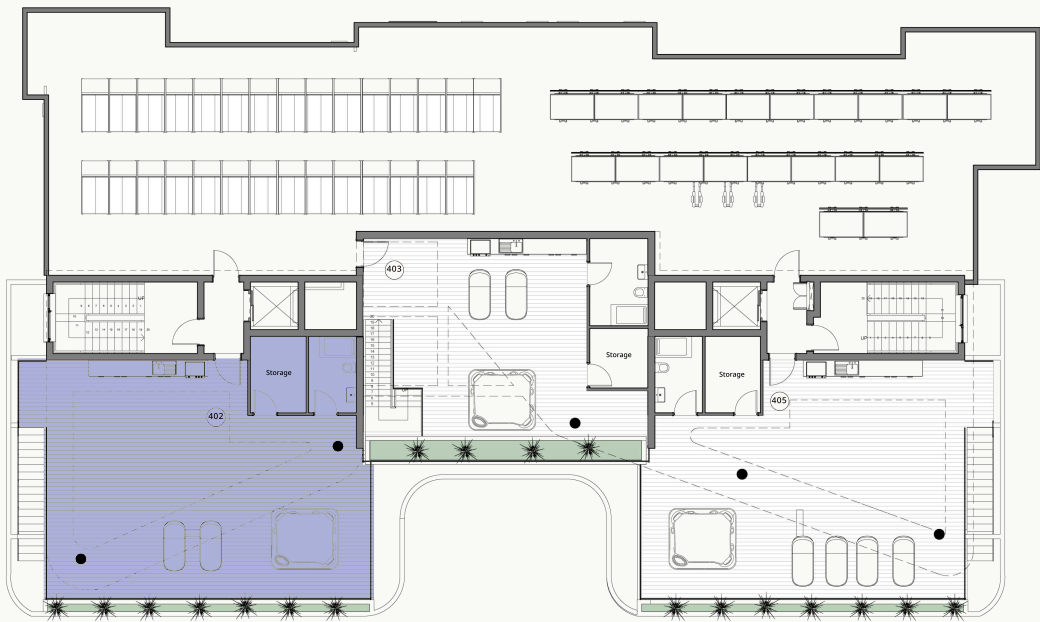
FLAT 401



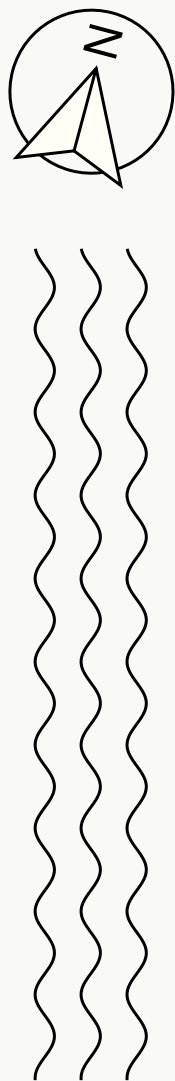
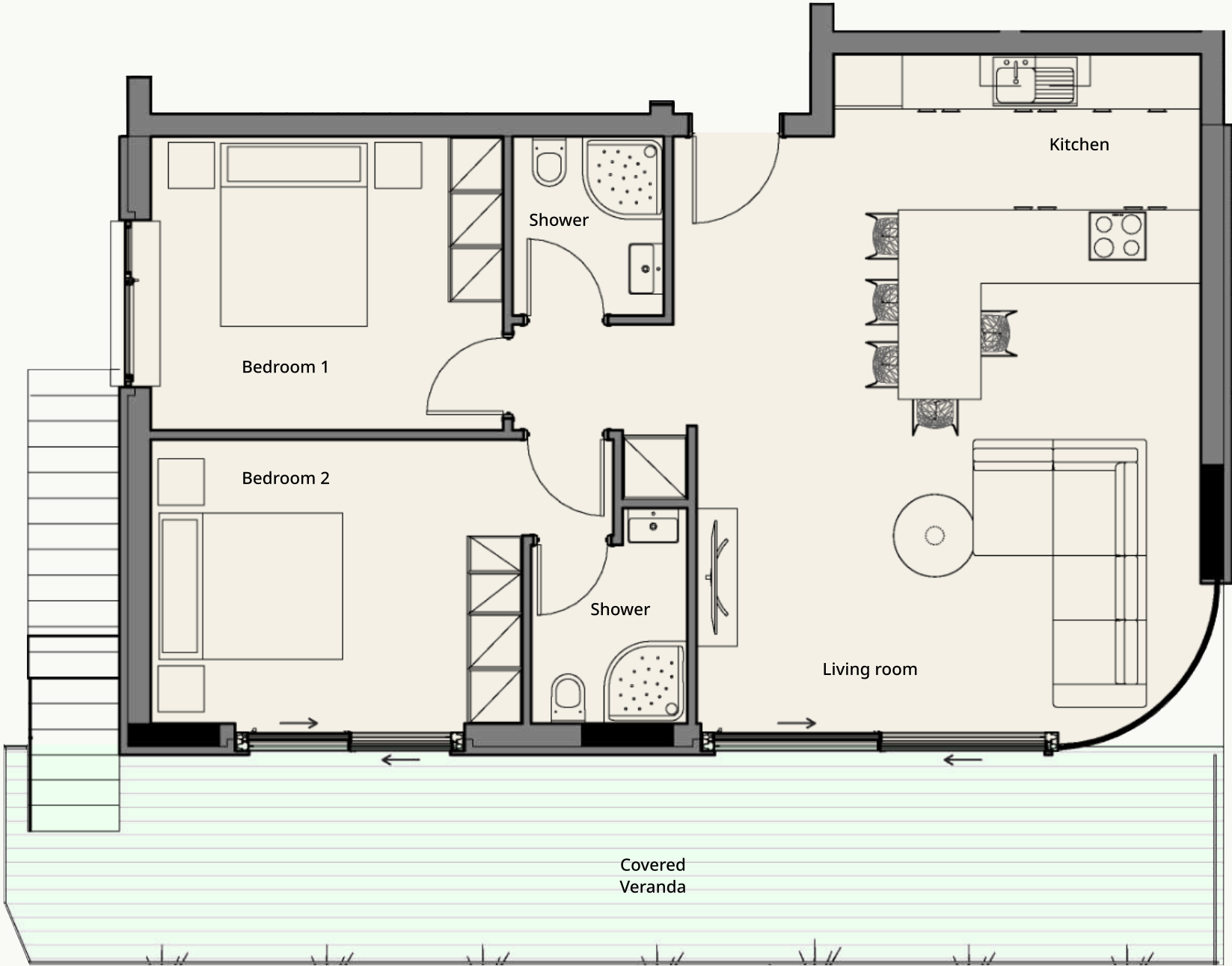
- STORAGE | YES
- PARKING | 1
- BEDROOMS | 2
- BATHROOMS | 2
- INDOOR AREA | 82 m²
- COVERED VERANDA | 16 m²



FLAT 402

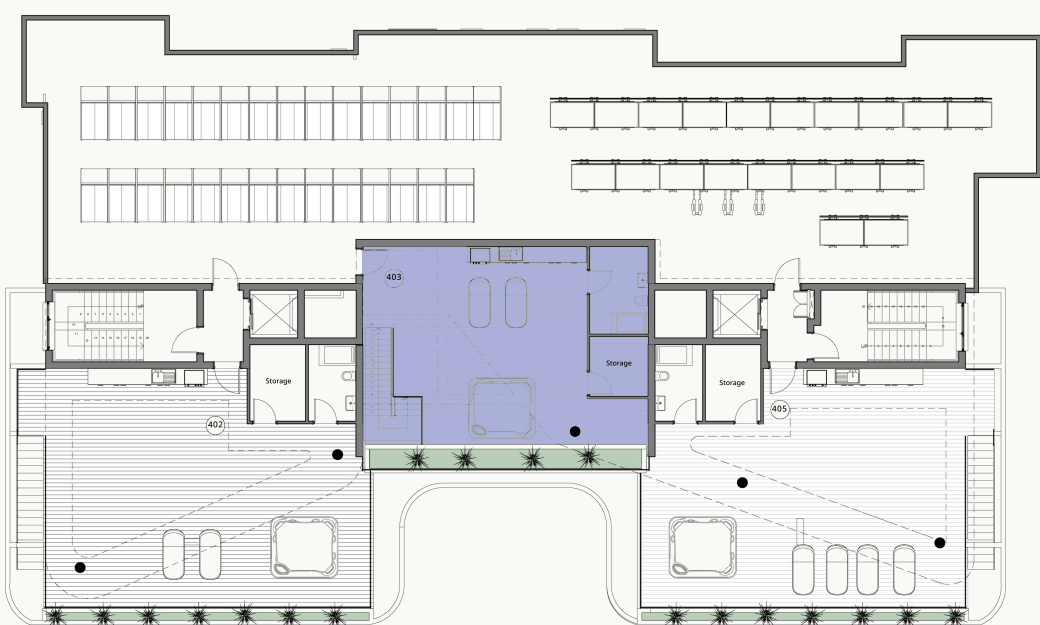
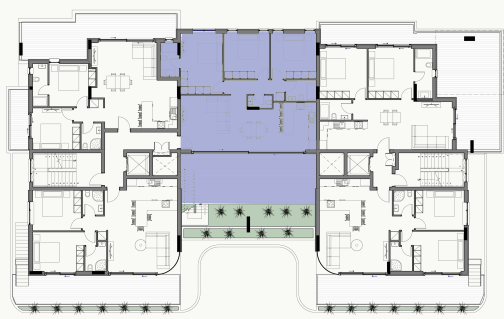


- ROOF GARDEN | 113 m²
- BEDROOMS | 2
- BATHROOMS | 2
- INDOOR AREA | 84 m²
- COVERED VERANDA | 28 m²



- STORAGE | YES
- PARKING | 1

FLAT 403



ROOF GARDEN | 113 m²

BEDROOMS | 3

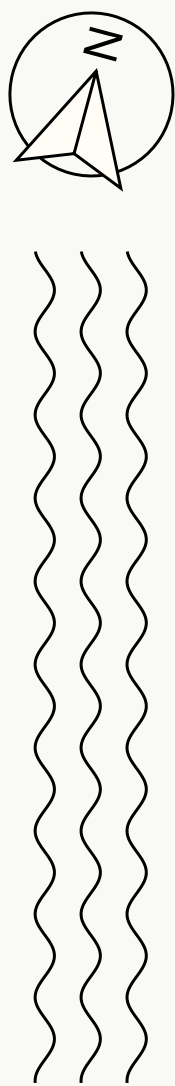
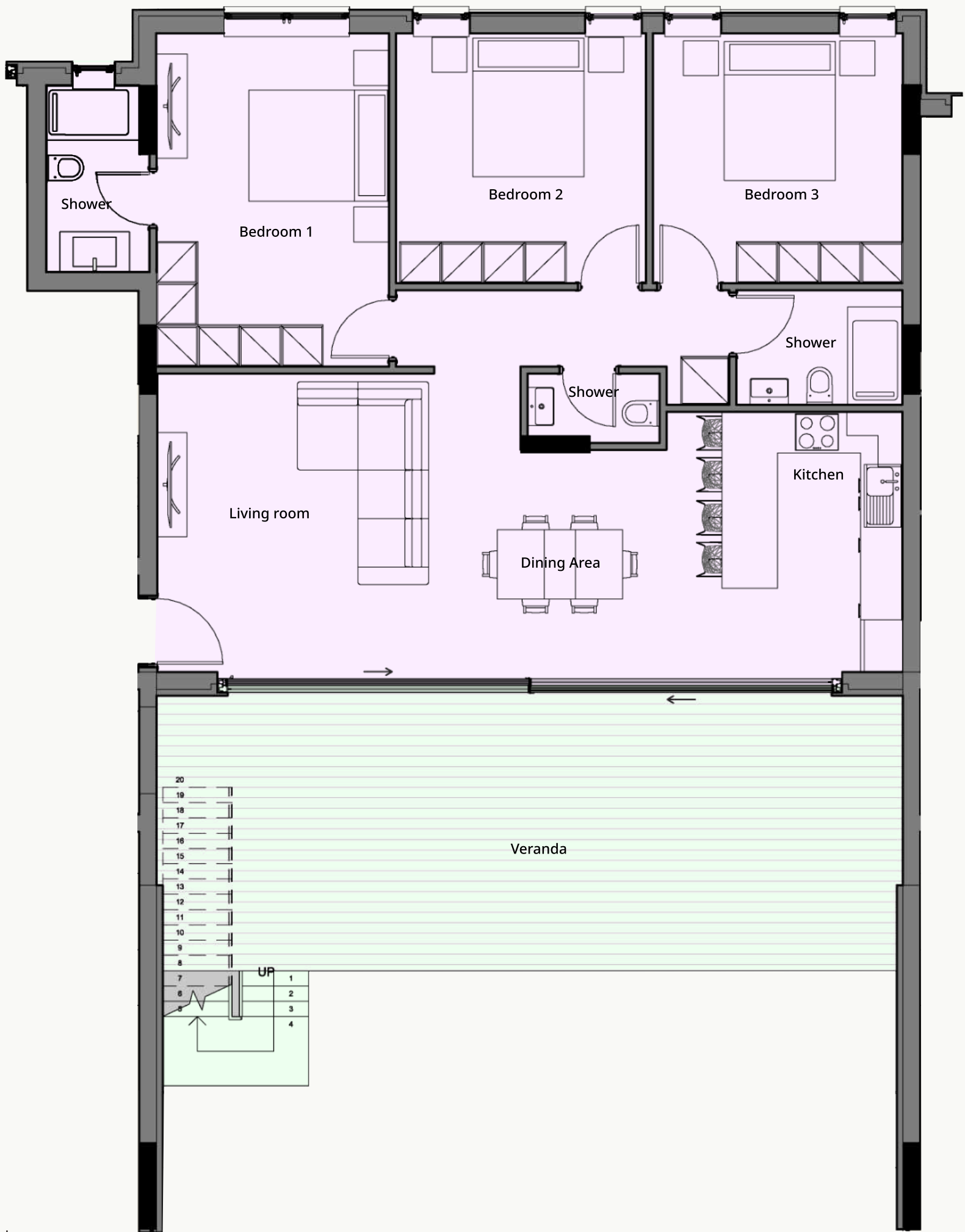
BATHROOMS | 2

INDOOR AREA | 112 m²

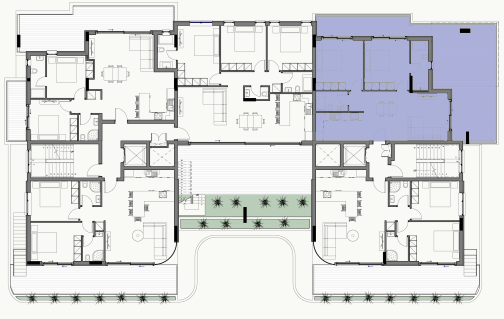
COVERED VERANDA | 39 m²

STORAGE | YES

PARKING | 1



FLAT 404



STORAGE | YES

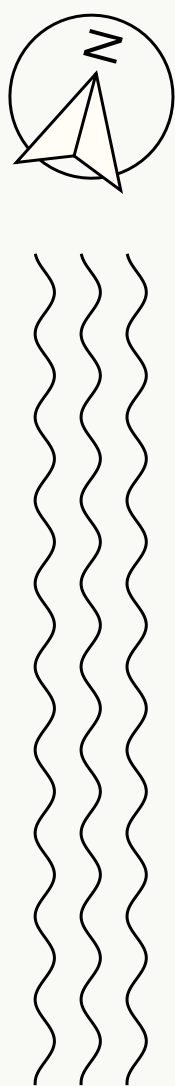
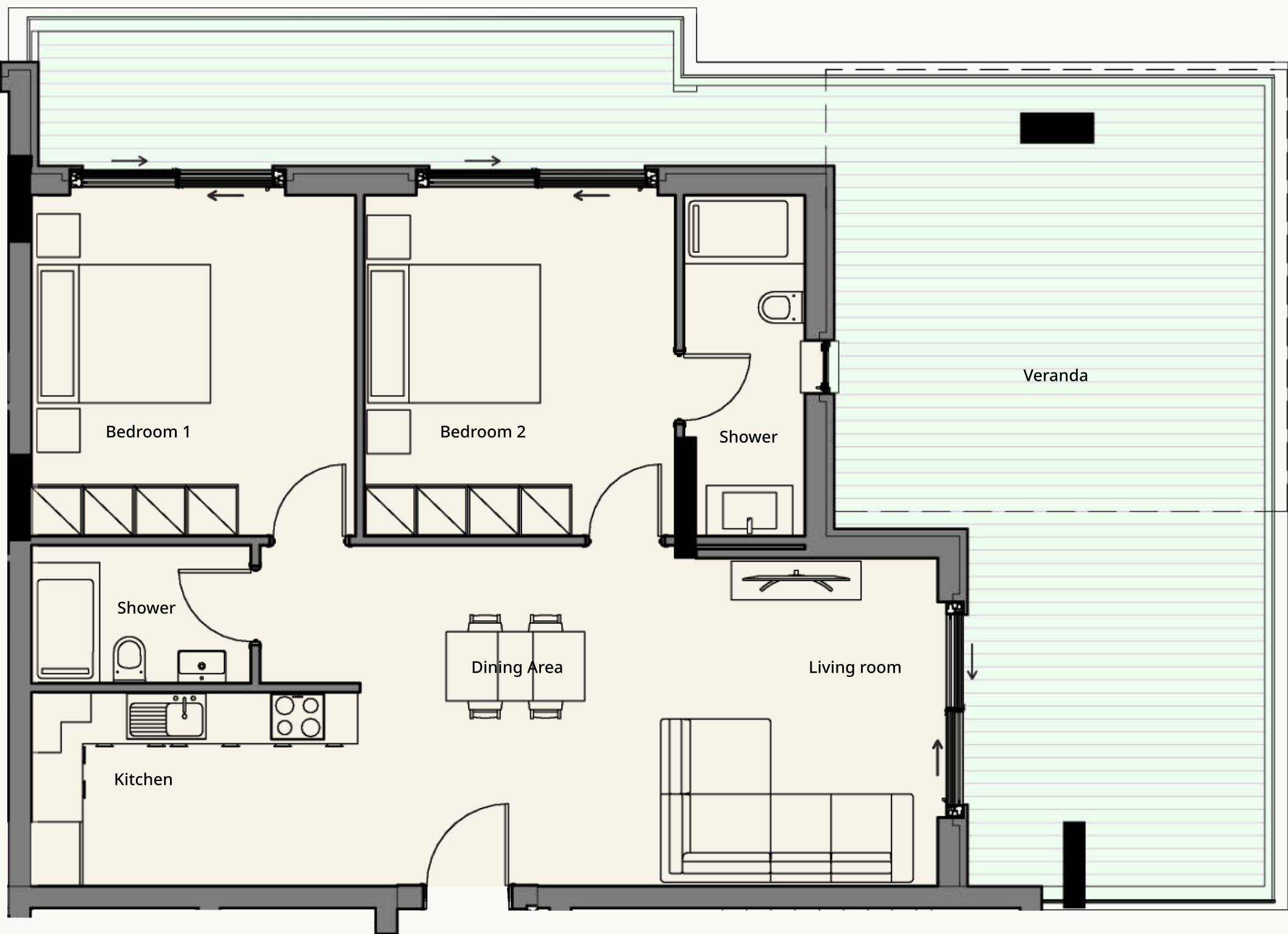
PARKING | 1

BEDROOMS | 2

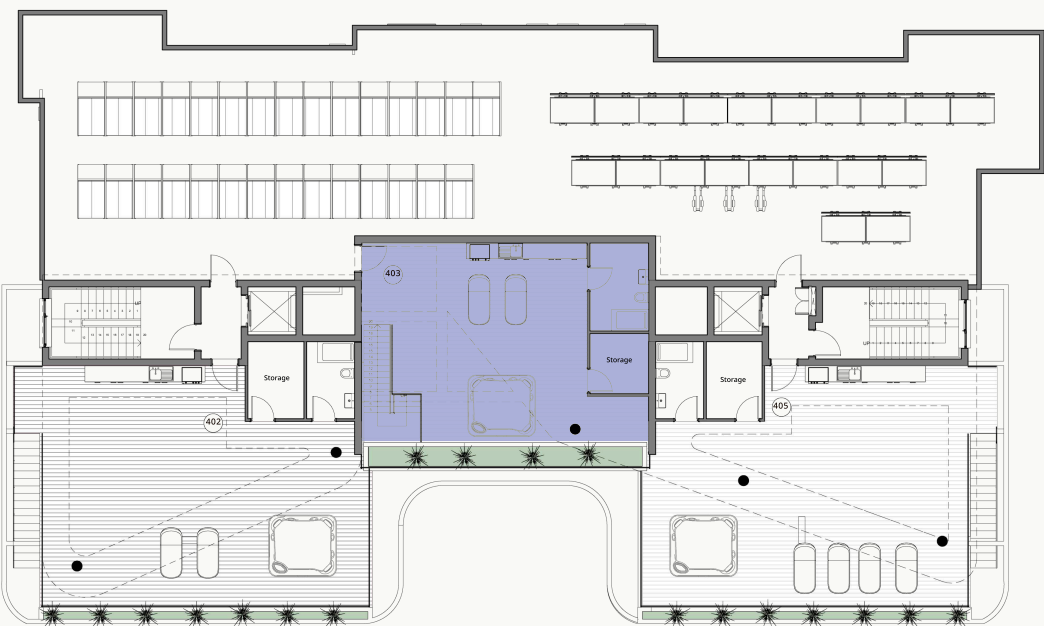
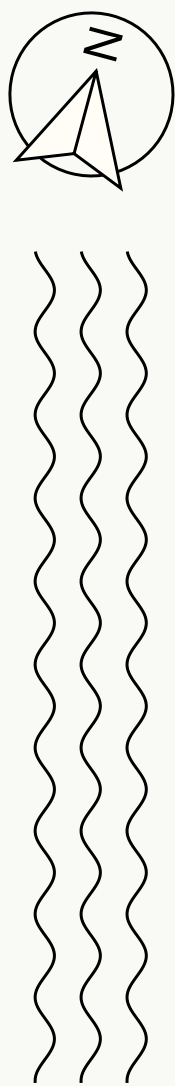
BATHROOMS | 2

INDOOR AREA | 85 m²

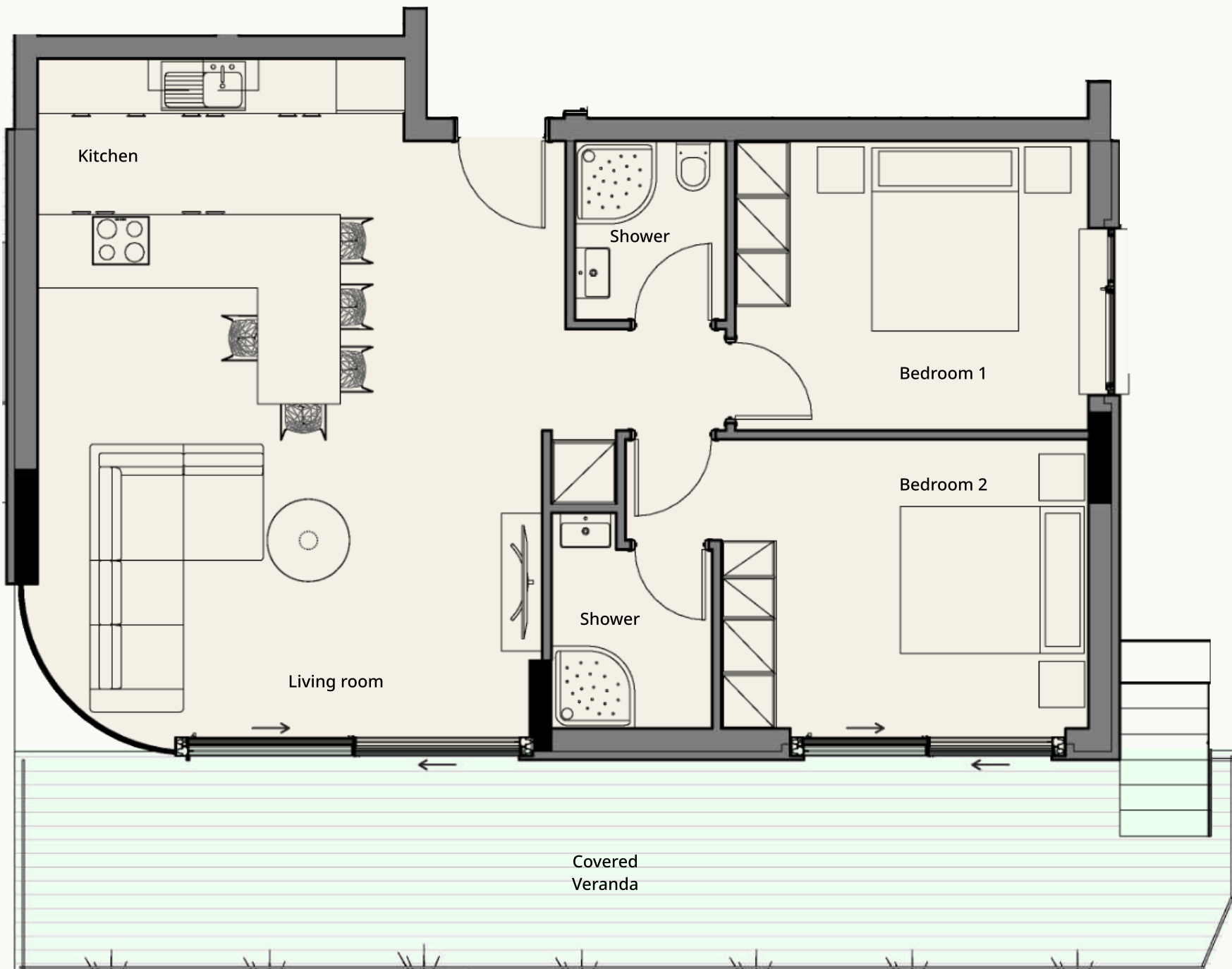
COVERED VERANDA | 32 m²



FLAT 405



ROOF GARDEN | 113 m²



- | | | | |
|-----------------|--|-------------------|---------------|
| BEDROOMS | | 2 | |
| BATHROOMS | | 2 | |
| INDOOR AREA | | 84 m ² | STORAGE YES |
| COVERED VERANDA | | 28 m ² | PARKING 1 |

Guardians of Capital. Protectors of Legacy

End-to-end development capabilities encompass design conceptualization, financial structuring, construction management, and post-delivery services that ensure seamless project execution.

This integrated approach provides investors and residents with comprehensive support throughout ownership experience while maintaining consistent quality standards across all project phases.



The Moment is Now

The developer retains the right to make modifications. All measurements and drawings are approximate.
This information may change without notice. Scale drawings, artistic renderings, landscaping and images are for illustrative purposes only and may be subject to change without notice.