

**READY TO MOVE IN LUXURY 3- BEDROOM  
WHOLE FLOOR PENTHOUSE WITH  
PRIVATE POOL PLUS STUDIO**

1 350 000 €  
~~1 490 000 €~~

<b>Property Code:</b>	6308	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	364 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Renovation:</b>	Modern	<b>Floor:</b>	3
<b>Number of floors:</b>	3	<b>Heating:</b>	Underfloor heating
<b>Energy class:</b>	A	<b>Year of construction:</b>	2024
<b>Distance to the sea:</b>	4 km	<b>Distance to airport:</b>	65 km
<b>Status:</b>	New	<b>VAT:</b>	+VAT

**Property features:**

Covered Parking	Elevator	Outdoor Shower	Penthouse
Roof Garden	Sea View	Swimming Pool	Under Floor Heating
Air Condition	Telephone Line	VRV central ceiling system	Private Pool
Store Room	Solar panels for hot water	Double Glazing	Garage
Balcony			

**Description:**

The building is designed with European regulation of the antiseismic code. Luxurious architecture décor on the building design. Common Interior with LED lights design High ceiling entrance with a luxury feel. Automate lights on the ground floor and parking area. Minimalist-designed lighted garden. Main entrance doorbell with camera system Private Storages.Thermal insulation bricks (25cm) on the outside walls.Thermally insulating polystyrene 8cm all the shape of the building.High-standard elevator electric technology. A" quality tiles on the common stairs.Electric security gates to the parking entrance.Provisions for private electric car chargers on the parking.

Smart home technology. Modern interior design with luxury materials .2 Private covered parking. Common elevator until the roof garden floor. Roof garden area with amazing sea view. Hidden A/C (Energy Class A++) in all the spaces. Under floor heating system with heat pump. Master bedroom with WC and shower .First quality ceramics (60cm x 120cm) Interior design with plasterboard decoration. Ceiling height 2.90m .Safety entrance main door with fire resistance (All over the floor & the studio on the roof) and hidden lights on the penthouse & roof garden. Quality marble 3cm on the veranda's perimeter wall. Glass railing on the veranda .Thermal insulating aluminum high quality serie. Double glazes - sound insulating .Open plan architect design .Quality parquet on the bedroom's floor. First class Brands sanitary ware. Cover natural granite on the kitchen bench. Electric shutters in all the bedrooms. Double glass windows. High thermal insulation aluminum frames .Hidden toilets. Hidden mixers on the bathrooms, showers and washbasins. Private pool

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with jet system on the roof.Plumbing installation: pipe in pipe system .



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