

# BRAND NEW 3-BEDROOM PENTHOUSE OF 254 M2

850 000 €

|   |                      |
|---|----------------------|
| <b>Property Code:</b>                     | 6356                 |
| <b>Location:</b>                          | Limassol - LINOPETRA |
| <b>Bedrooms:</b>                          | 3                    |
| <b>Renovation:</b>                        | Modern               |
| <b>Distance to the sea:</b>               | 700 m                |
| <b>Status:</b>                            | New                  |
| <b>Uncovered verandas, m<sup>2</sup>:</b> | 52                   |

|   |                    |
|---|--------------------|
| <b>Type:</b>                            | Sale - Apartment   |
| <b>Internal Area:</b>                   | 130 m <sup>2</sup> |
| <b>Bathrooms:</b>                       | 3                  |
| <b>Year of construction:</b>            | 2024               |
| <b>Distance to airport:</b>             | 65 km              |
| <b>VAT:</b>                             | +VAT               |
| <b>Covered verandas, m<sup>2</sup>:</b> | 41                 |

## Description:

It is situated in Linopetra area, just few minutes away from the city center.

It consists of five spacious apartments. On the 3d floor one can find a luxurious penthouse. It is a 3 bedroom residence with a roof garden of 52sqm.

## FOUNDATIONS & CONCRETE STRUCTURE

Reinforced concrete based on an anti-seismic design.

## WALLS

INTERNAL WALLS: Thermal bricks of 10 cm thickness

EXTERNAL WALLS: Thermal bricks of 25cm thickness cover with polystyrene for thermal isolation.

WALL FINISHES: All surfaces will cover with spatula and 3 coats of emulsion paint.

## FLOORING

Living Room-kitchen: Ceramic tiles class A'

Bedrooms: Semi Solid parquet

Bathrooms-Toilets: Ceramic tiles class A. Sanitary wear and mixers from reputable Manufacturer.

Entrance and Stairs: Natural Marble or granite

PLUMBING: German style pipe in pipe with manifold system

1. Water pressure pump

2. Water tank capacities: cold water tank 1400 litres boiler 200 litres

**ELECTRICAL INSTALLATIONS:** All electrical installations will be carried out in compliance with the E.A.C

Electrical accessories by LEGRAND ITALY.

Fully colour intercom.

Provision for alarm burglar.

Provision for wall mounted electrical heaters in the bedrooms.

Electrical floor heating installation in the:

- 1) Living room
- 2) Kitchen
- 3) Corridor
- 4) Main bathroom
- 5) Quest toilet
- 6) Ensuite shower

**COOLING AND HEATING:** Full installation of central heating-cooling (VRV)

**WINDOW FRAMES:** UPVC with electrical shutters.

**KITCHEN:** ITALIAN

**ENTRANCE:** Multi-point secure door fire proof.

**INTERNAL DOORS:** Italian

**WARDROBES:** Italian

**ELEVATOR:** Schindler 3100

**GATES:** Sliding electrical gates in the parking area.

**PARKING:** One covered parking place at the ground-floor for each flat.

**STORAGE ROOM:** One at the ground-floor for each flat.

**PHOTOVOLTAIC:** Installation of photovoltaic system 3,28KW

**DELIVERY - 2024**

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