

# BRAND NEW 3-BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE GARDEN

549 000 €

<b>Property Code:</b>	6365	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - CITY CENTER	<b>Internal Area:</b>	109 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Renovation:</b>	Modern	<b>Heating:</b>	Underfloor heating
<b>Energy class:</b>	A	<b>Year of construction:</b>	2024
<b>Distance to the sea:</b>	250 m	<b>Status:</b>	New
<b>VAT:</b>	+ VAT	<b>Uncovered verandas, m<sup>2</sup>:</b>	19.00
<b>Covered verandas, m<sup>2</sup>:</b>	12		

## Property features:

Ground Floor	Sauna	Storage	Under Floor Heating
Telephone Line	Solar panels for hot water	Double Glazing	Garden
Parking			

## Description:

Located in the middle of Limassol's historic center, is a truly unique residential project in the area. This magnificent gated complex, graced by large windows, open space living, and luxury common amenities, is a haven for enjoying Limassol's special vibe, a city constantly on the outlook for better living.

**Delivery Date: June 2024**

### THE DETAILS

20 Apartments  
2, 3, and 4 bedroom units  
118 sq.m. to 200 sq.m.  
Courtyard  
Indoor pool  
Gym and sauna  
2-min walk to the beach

### LOCATION BENEFITS

Historical and cultural centre  
2-min walk to the city's beautiful Molos promenade  
New developments are scarce  
High investment potential  
Arm's reach to major amenities, public services, key dining and shopping and the Limassol Marina

# BRAND NEW 3-BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE GARDEN

---

549 000 €

## FACILITIES

Aircondition, Central system  
Elevator  
Gated complex  
Gym  
Heating, Underfloor  
Indoor pool, Communal, Heated  
Parking, Covered  
Sauna  
Storage  
Pool, Communal

## FEATURES

Bathroom underfloor heating \*City view \* Courtyard \* Double glazing \* Guest WC \* Luxury specifications \* Marble flooring \* Modern design \* Near amenities

Near bus route \* Parquet flooring \* Quiet Area \* Walking distance to beach

