

**LUXURIOUS 3+1 BEDROOM APARTMENT  
WITH PRIVATE POOL IN PRESTIGIOUS  
LIMASSOL AREA -...**

10 000 €/month

<b>Property Code:</b>	6373	<b>Type:</b>	Long-term rent - Apartment
<b>Location:</b>		<b>Internal Area:</b>	149 m <sup>2</sup>
<b>Bedrooms:</b>	4	<b>Bathrooms:</b>	4+
<b>Renovation:</b>	Modern	<b>Heating:</b>	Underfloor heating
<b>Energy class:</b>	B	<b>Distance to the sea:</b>	250 m
<b>Distance to airport:</b>	65 km	<b>Status:</b>	New
<b>Uncovered verandas, m<sup>2</sup>:</b>	43		

**Property features:**

5th Floor Apartment	6th Floor Apartment	Air Conditioning	Common Pool
Communal Pool	Covered Parking	Duplex	Elevator
Fireplace	Furnished	Gym	Roof Garden
Sauna	Sea View	Shutters	Storage
Swimming Pool	Top Floor Apartment	Uncovered Parking	Under Floor Heating
Heating	Air Condition	Parking - Covered	Parking - Uncovered
Telephone Line	Alarm	Furnished	VRV central ceiling system
Private Pool	Store Room	Fireplace	Solar panels for hot water
Double Glazing	Garden	Oven	Washing machine
Dish washer	Microwave	Cooker	Extractor Fan
Parking	Refrigerator	Balcony	Furniture

**Description:**

**Location and Style:** Situated in a prestigious area of Limassol, this luxurious apartment exemplifies a perfect blend of comfort and elegance. It's part of a stunning complex designed in a classical colonial style, featuring an elaborate facade with natural stone, graceful columns, and wrought iron railings. Located within walking distance from Dassoudi Beach and Limassol's seaside road, the apartment offers the best of both worlds: easy access to local amenities and a tranquil, private living space.

**Spacious and Luxurious Interiors:** The apartment spans a generous 149 sq.m. of covered area, complemented by 43 sq.m. of uncovered space, set across two levels. It offers a breathtaking side sea view and is fully furnished, providing immediate occupancy. High ceilings (3.10m), large windows, and hardwood doors accentuate the classical theme, while the living room and bedroom floors feature luxurious marble, granite, and wooden parquet.

**Bedrooms and Additional Room:** This property includes three beautifully appointed bedrooms

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and an additional room, offering flexibility as a study, guest room, or extra living space, adapting to various lifestyle needs.

**Exclusive Features:** A standout feature is the private swimming pool, creating a personal retreat for relaxation. The apartment also has advanced underfloor heating and Mitsubishi VRV air-conditioning systems for optimal comfort.

**Community Amenities:** Residents have access to a range of top-tier amenities within the complex. These include a large mosaic-finished swimming pool, a landscaped recreational area with an English garden, a fitness centre, sauna, and a hammam. Enhanced security is provided through a concierge service, 24/7 video monitoring, and a secured territory.

**Prime Location:** The apartment's strategic location is ideal, with a supermarket just 250m away and proximity to essential amenities. The nearby eucalyptus and pine tree groves create a unique and healthy microclimate, perfect for outdoor activities.

**Energy Efficiency:** The building holds a Class "B" Energy Efficiency Certificate, highlighting its commitment to sustainable living standards.

**Rental Details:** Available for immediate occupancy, this apartment is offered for a minimum rental period of 12 months. The rental price starts from EUR 10,000 per month, with an initial payment requirement that includes 2 months' rent deposits, 2 months' rent, and an additional €800 for utilities.

In summary, this property is an exceptional choice for those seeking luxurious living in Limassol, combining the elegance of classical architecture with modern amenities and a prime location.

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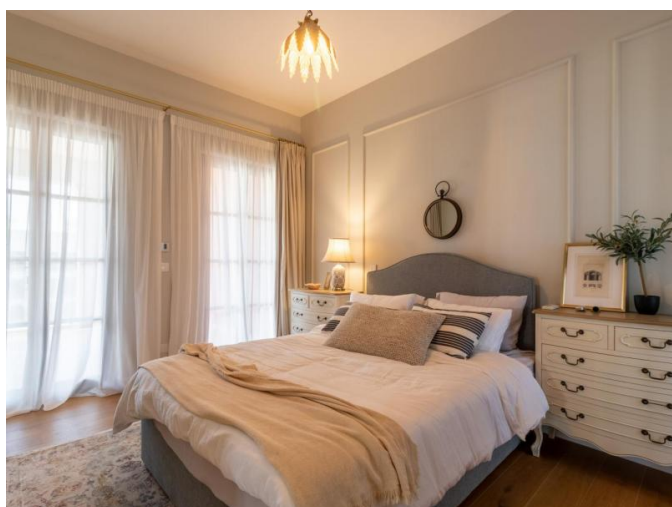
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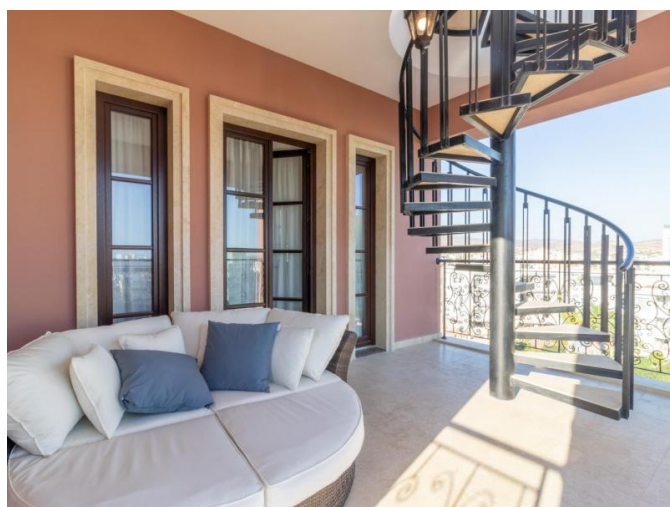
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