

# BRAND NEW 3-BEDROOM APARTMENT IN THE TOURIST AREA

880 000 €

|   |                               |
|---|-------------------------------|
| <b>Property Code:</b>                   | 6387                          |
| <b>Location:</b>                        | Limassol - POTAMOS GERMASOGIA |
| <b>Bedrooms:</b>                        | 3                             |
| <b>Renovation:</b>                      | Modern                        |
| <b>Number of floors:</b>                | 3                             |
| <b>Distance to the sea:</b>             | 700 m                         |
| <b>Covered verandas, m<sup>2</sup>:</b> | 38                            |

|                       |                    |
|-----------------------|--------------------|
| <b>Type:</b>          | Sale - Apartment   |
| <b>Internal Area:</b> | 127 m <sup>2</sup> |
| <b>Bathrooms:</b>     | 2                  |
| <b>Floor:</b>         | 2                  |
| <b>Energy class:</b>  | A                  |
| <b>VAT:</b>           | + VAT              |

## Property features:

|                |                |            |                            |
|----------------|----------------|------------|----------------------------|
| Communal Pool  | Telephone Line | Store Room | Solar panels for hot water |
| Double Glazing | Parking        | Balcony    |                            |

## Description:

A spacious 3-bedroom apartment within a new contemporary residential project, conveniently located in Linopetra tourist area in Limassol, a walking distance to amenities and just 700 meters from the beach.

The development offers an impressive lifestyle for those appreciating the comfort of a contemporary gated complex. Due to its favourable location the project also guarantees to be a successful investment generating substantial rental yields.

The complex is built on a plot of 1068 m<sup>2</sup> adjacent to the park and consists of a modern 3-storey building with only 8 spacious one-, two-, three- and four- bedroom apartments and penthouses with private pools and saunas on the roof terraces. The common areas of the complex include a gym, an electric vehicle charging point and green areas. Each apartment has a storage room and a parking space, while the penthouses have 2 parking spaces each. The apartments offer stunning views to the sea, park and city.

The contemporary exterior of the project is harmoniously combined with the interior, created by using advanced technologies, modern engineering systems and design solutions. Respectively to the high standard of the project, significant attention is paid to details.

## Major advantages:

walking distance to the beach (10 min) and city's infrastructure  
gated controlled entrance to the complex  
gym (88 m<sup>2</sup>)  
electric vehicle charging point  
covered parking and store rooms  
penthouses with private pools and saunas on the roof terrace

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high ceilings (over 3.15 meters)  
photovoltaic electricity producing system.

Characteristics of the apartment 203:

Open plan kitchen and living area

3 bedrooms

En-suite

Family bathroom

Guest toilet

Covered veranda 38.71 m<sup>2</sup>

Internal area 127.11 m<sup>2</sup>

Total covered area 165.82 m<sup>2</sup>

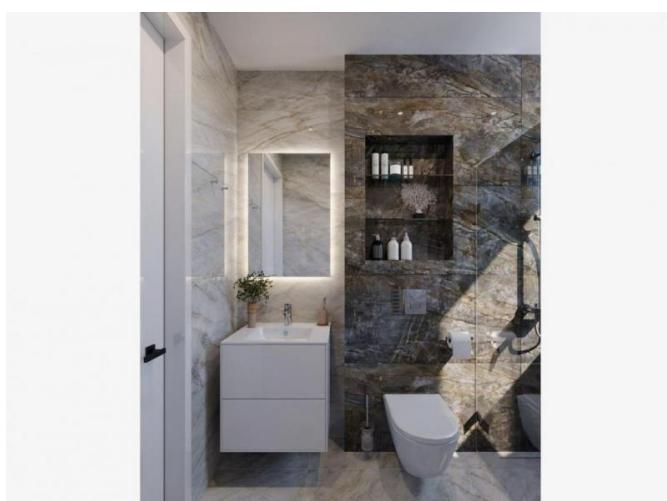
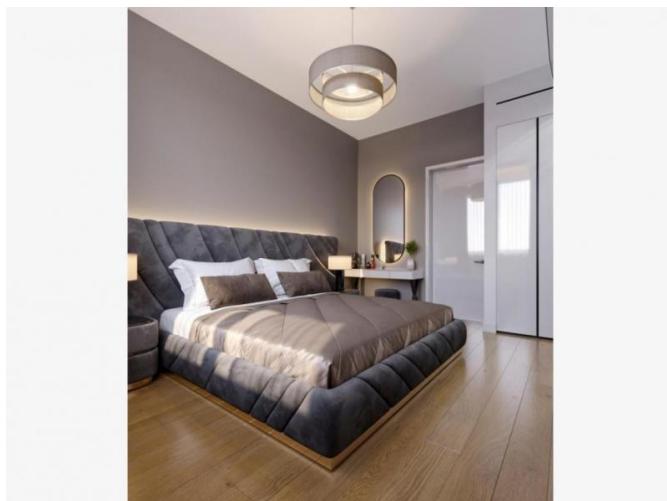
Private parking space

Private storage 4.76 m<sup>2</sup>.



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