

## BRAND NEW 2-BEDROOM APARTMENT IN A MODERN GATED COMPLEX.

330 000 €

<b>Property Code:</b>	6395	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - GERMASOGIAS	<b>Internal Area:</b>	90 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Renovation:</b>	Modern
<b>Heating:</b>	Underfloor heating	<b>Year of construction:</b>	2027
<b>Status:</b>	Under Construction	<b>VAT:</b>	+VAT
<b>Covered verandas, m<sup>2</sup>:</b>	20		

### Property features:

Common Pool	Telephone Line	Solar panels for hot water	Double Glazing
Parking	Balcony		

### Description:

The perfect living experience for those who love the thrill of the city and the freedom of the outdoors. This is the best of both worlds. More views, more open space, more facilities...more to life.

- Part of a secure gated community.
- Panoramic sea and city views.
- Communal swimming pool, gym and gardens.
- Outdoor playground and sports facilities.
- Rentals, property and lifestyle management.
- Short drive to international private schools.
- Sought-after residential area, 3km from the city

### Apartments specification:

All common internal areas will be paved with marble.

- The living and dining area, kitchen, corridors, bathrooms, terraces and storerooms will be paved with ceramic tiles.
- The bedrooms will be paved with natural prevarnished wood parquet with real wood veneer top layer.
- Imported kitchen, wardrobes and internal doors.
- Kitchen pre-fitted with appliances.
- Split units for air conditioning (heating and cooling) in all areas.
- Underfloor heating connected to an external heat pump unit.
- Electric water heater and pressure system.
- Entrance doors controlled with video entry phone.
- Photovoltaic panels on the roof of each building serving each apartment.
- Electrically operated control gates for access to the development and the parking.
- CCTV covering the perimeter of the buildings and the common areas.
- Provision for security alarm system and electric cars' charging in each parking space.
- Common areas:
- Communal outdoor swimming pool

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- Indoor gym
- Multi-purpose sports ground
- Children's playground
- Landscaped gardens

### PLAN



Outdoor swimming pool

Indoor gym

Children's playground

Landscaped garden

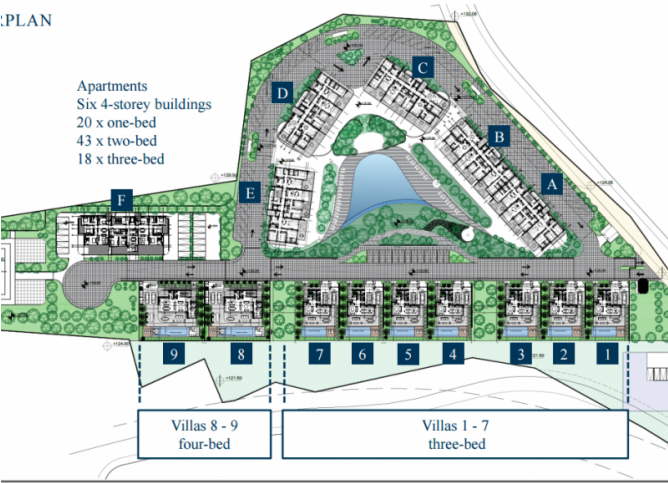
Outdoor seating

Multi-purpose sports ground

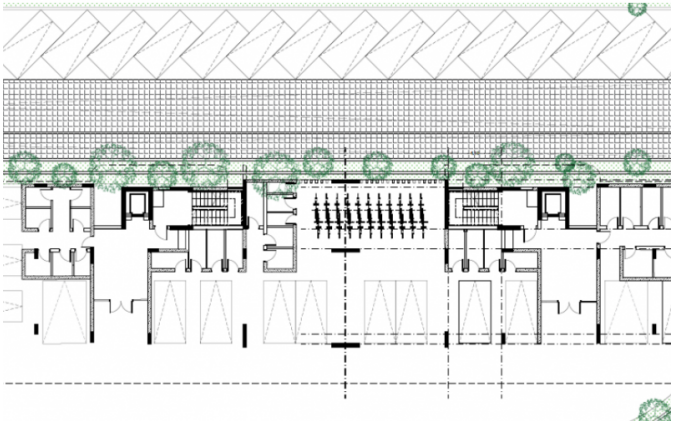
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PLAN

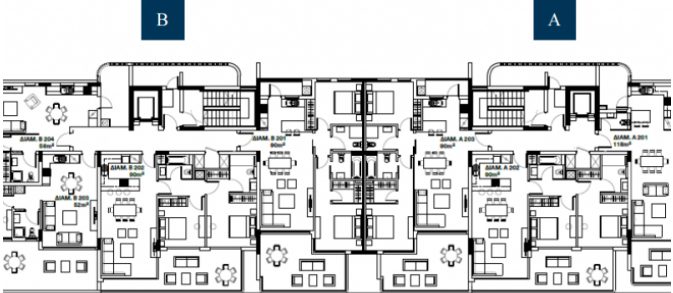
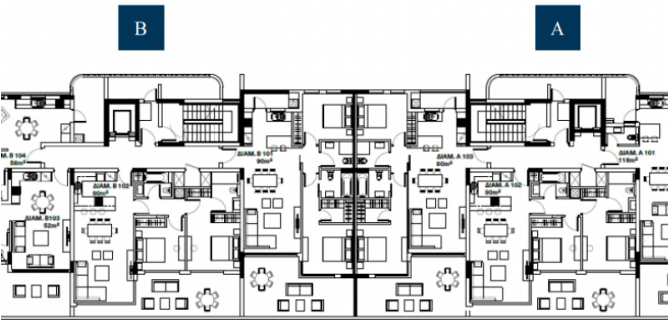


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