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| Property Code: | 6427 | Type: | Sale - Apartment |
| Location: | Limassol - AGIOS ATHANASIOS | Internal Area: | 126 m ² |
| Bedrooms: | 3 | Bathrooms: | 2 |
| Renovation: | Modern | Floor: | 3 |
| Number of floors: | 3 | VAT: | +VAT |
| Uncovered verandas, m²: | 71 | Covered verandas, m²: | 29 |

Property features:

| | | | |
|-------------|----------------------------|----------------|-----------------|
| Roof Garden | Air Condition | Telephone Line | Private Pool |
| Store Room | Solar panels for hot water | Double Glazing | Washing machine |
| Cooker | Extractor Fan | Parking | Refrigerator |
| Balcony | | | |

Description:

Located in Agios Athanasios, Limassol.

Private Roof Garden: featuring swimming pool with current jet and lights, decking, shower and provisions

Open Plan Living/Kitchen Space: with Veranda Facing South/Park/Sea

Bedrooms and Bathrooms: - 1 Master Bedroom with Ensuite Bathroom and veranda

- 2 Bedrooms with Veranda - 1 Shared Bathroom and WC - 1 Guest WC: - 1 Washing Room

Dimensions: - Flat area: 126 sqm - Covered Verandas: 29 sqm - Private Roof Garden: 71 sqm

Ceiling Heights: - Clear Ceilings: 3 meters - False Ceilings: 2.7 meters - Internal Doors: 2.3 meters high

Interior Features & Comfort: - Solid Wooden Floor - High-Quality Granite Ceramics - Under-Floor Heating Provision - 2.8m high sliding windows on verandas, outside water taps and laminated glass railing on verandas and in roof garden; - Dimmable Lighting - Surround Sound Provision - Piping for TV Wiring - Tel./Internet/TV Provisions in All Rooms, on Main Veranda, and Roof Garden - A/C in All Rooms (concealed in living room) - Electric Roller Shutters in Bedrooms - Electric Sunshades Provisions Smart Home and Burglar Alarm Provisions - Electronic Bidet Toilets (2) - High-Quality Sanitary and Bathroom Fittings

Kitchen and Appliances: - Italian Kitchen with Miele Branded Appliances - Built-in Side-by-Side Fridge/Freezer - Oven and Microwave Oven - Hobs and Extractor - Wine Fridge and Coffee Machine - Miele Washing Machine and Tumble Dryer - Italian Wardrobes with Lighting Provisions

2 Covered Parking Spaces: Electrical gate/sensor opening. Operated with remote control.

1 Storage Room: Equipped with electrical sockets, water pressure pump, and solar heater
Separate Roof Satellite Dish Provisio

