

<b>Property Code:</b>	6427	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	126 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Floor:</b>	3
<b>Number of floors:</b>	3	<b>VAT:</b>	+VAT
<b>Uncovered verandas, m<sup>2</sup>:</b>	71	<b>Covered verandas, m<sup>2</sup>:</b>	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.

## BRAND NEW 3-BEDROOM PENTHOUSE

888 000 €

1 Storage Room: Equipped with electrical sockets, water pressure pump, and solar heater

Separate Roof Satellite Dish Provisio

