

# UNLOCK LUXURY LIVING: MODERN 2-BEDROOM APARTMENTS ON 3RD FLOOR WITH EXCLUSIVE AMENITIES...

354 200 €

<b>Property Code:</b>	6429	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - POLEMIDIA	<b>Internal Area:</b>	82 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Floor:</b>	3
<b>Number of floors:</b>	3	<b>Energy class:</b>	A
<b>Distance to the sea:</b>	3.5 km	<b>Distance to airport:</b>	65 km
<b>Status:</b>	Off Plan	<b>Covered verandas, m<sup>2</sup>:</b>	23

## Property features:

3rd Floor Apartment	Common Pool	Communal Pool	Covered Parking
Elevator	Furniture Negotiable	Storage	Parking - Covered
Telephone Line	Store Room	Solar panels for hot water	Double Glazing
Parking	Balcony		

## Description:

### Overview of Location

Polemida - This district is a harmonious blend of urban accessibility and serene living, situated in the north-western segment of Limassol. It stands out for its strategic locale that promises the convenience of city life alongside the peace of suburban settings. The area is notably close to key amenities, enhancing its desirability:

**Zorbas Bakery:** Just 750 meters away, this 24/7 bakery offers fresh, quality baked goods around the clock, ensuring residents never run short of dining options.

**Pharmacy:** A mere 530 meters from the development, the local pharmacy caters to health and wellness needs with ease.

**Gym:** Fitness enthusiasts will appreciate the gym located just 250 meters away, making health and fitness routines conveniently accessible.

These proximities to essential services add to the area's appeal, making it a coveted location for those who value convenience and quality of life in their living environment.

### Overview of the Building

**Modern Architectural Elegance** - The project comprises two 4-storey buildings, each designed with a contemporary flair that perfectly complements the surrounding area. With one building hosting four apartments per floor and the other three, the development is a testament to luxury living. Residents can enjoy the communal garden and rooftop lounge area, offering breathtaking views of Limassol city. The design incorporates multiple balconies and terraces, enabling residents to immerse themselves in the sunny Mediterranean lifestyle.

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## **Overview of Each Apartment**

**Apartment 301** - This unit showcases expansive living spaces with an internal area of 82 sqm each and a 21 sqm veranda. It also features two bedrooms, two bathrooms, and an open-plan design leading to the veranda, perfect for relaxation.

**Apartment 304** - This apartment presents an internal area of 81 sqm and a slightly larger covered veranda of 24 sqm, providing two bedrooms, two bathrooms, and extensive natural lighting for a welcoming ambience.

All apartments in the project are distinguished by their high-quality finishes, modern aesthetics, and thoughtful design. With the added benefit of energy efficiency, evidenced by an EPC certificate with an "A" rating, these apartments are not only luxurious but also environmentally conscious and cost-effective to maintain. In addition, each apartment within this luxurious development enjoys the following features, ensuring a premium living experience:

**Secured Fenced-in Territory:** The entire complex is securely enclosed, offering residents privacy and peace of mind.

**Swimming Pool:** A communal swimming pool provides a refreshing oasis for relaxation and leisure, enhancing the sense of community.

**24/7 Video Monitoring:** The development is equipped with round-the-clock video surveillance, ensuring security and safety for all residents.

**Natural Light:** Unique to this project, all apartments boast natural light from three sides, creating bright and airy living spaces.

**Covered Parking:** Each apartment includes a covered parking space, adding convenience and protecting vehicles from the elements.

Contact us today to schedule a viewing and experience the perfect blend of contemporary design and convenience firsthand. **Your dream home awaits!**

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