

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

368 000 €

Property Code:	6430	Type:	Sale - Apartment
Location:	Limassol - POLEMIDIA	Internal Area:	82 m <sup>2</sup>
Bedrooms:	2	Bathrooms:	2
Renovation:	Modern	Floor:	3
Number of floors:	3	Energy class:	A
Distance to the sea:	3.5 km	Distance to airport:	65 km
Status:	Off Plan	Uncovered verandas, m <sup>2</sup> :	64
Covered verandas, m <sup>2</sup> :	20		

Property features:

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

Description:

Overview of Location

Polemidia - 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

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to immerse themselves in the sunny Mediterranean lifestyle.

### **Overview of Each Apartment**

**Apartment 302** - The apartment boasts a covered veranda of 20 sqm and a 64 sqm roof garden. It also features two bedrooms, two bathrooms, and an open-plan design leading to the veranda, perfect for relaxation.

**Apartment 303** - Offers a comfortable internal space of 82 sqm paired with a 17 sqm covered veranda and a 66 sqm roof garden. It includes two bedrooms and two bathrooms, mirroring the layout of 302, ensuring a luxurious living experience.

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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