

# NEW AND READY TO MOVE 2 BEDROOM APARTMENT IN COLUMBIA

495 000 €

<b>Property Code:</b>	6435	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - COLUMBIA	<b>Internal Area:</b>	88 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Floor:</b>	1
<b>Number of floors:</b>	3	<b>Heating:</b>	Underfloor heating
<b>Energy class:</b>	A	<b>Year of construction:</b>	2025
<b>Distance to the sea:</b>	1.5 km	<b>Distance to airport:</b>	60 km
<b>Status:</b>	New	<b>VAT:</b>	PLUS
<b>Covered verandas, m<sup>2</sup>:</b>	44		

## Property features:

1st Floor Apartment	2nd Floor Apartment	Elevator	Under Floor Heating
Air Condition	VRV central ceiling system	Store Room	Solar panels for hot water
Double Glazing	Garden	Parking	Balcony

## Description:

Brand new , completed in August 2025 and ready to move in, modern 3 store building with 5 apartments only located in one of the most desirable areas with smooth access to all amenities and sea line.

**Location:** The building is located in a neighborhood that offers convenient access to amenities such as schools, shopping centers, parks, public transportation, and other desirable features. It is in close proximity to employment opportunities and is only 1km from one of the best beaches of Limassol.

**High-Quality Finishings:** The flat has premium finishes and materials, showcasing attention to detail and a focus on quality. This include features like floor heating and high-end tile flooring, granite countertops, and luxurious bathrooms with high-quality fixtures.

**Well-Designed Layouts:** The flat has well-thought-out layouts that maximize space utilization and functionality. An apartment offers a spacious living area, well-proportioned bedrooms, and an efficient kitchen and dining area. Open-concept designs, large windows for natural light, and large terraces.

**Energy Efficiency:** Energy-efficient features such as double-glazed windows, insulation, efficient heating, and provisions for VRV cooling systems.

**Parking and Outdoor Spaces:** The building provides designated parking spaces for residents. Additionally, there're outdoor communal spaces, such as garden and patio.

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### Property features:

High quality porcelain tiles

High quality laminated parquet floors in the bedrooms

Modern Italian high-standard kitchen cabinets and wardrobes

Kitchens, toilets, and corridors ceilings will be decorated with gypsum boards with built-in spotlights.

Aluminum windows with thermal insulation performance, double glazed glass to provide extra thermal insulation.

A solar panel to provide hot water & reservoir tank for each flat. Also, there will be provision for a water softener.

A pressurized system will be installed to provide extra pressure of water in each flat.

Floor heating operational

Fully installed top brand A/C units with VRV system operational

Security entrance door

Storeroom of 5 sqm

Covered parking

Landscaped garden

Gated entrance

88 sqm internal 44sqm cov.veranda, 132 sqm total, 5 sqm store room

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