

**MODERN ELEGANCE MEETS UNMATCHED  
COMFORT: 2-BEDROOM APARTMENTS ON  
THE 2ND FLOOR WITH...**

322 000 €

<b>Property Code:</b>	6446
<b>Location:</b>	Limassol - POLEMIDIA
<b>Bedrooms:</b>	2
<b>Renovation:</b>	Modern
<b>Number of floors:</b>	3
<b>Distance to the sea:</b>	3.5 km
<b>Status:</b>	Off Plan
<b>Covered verandas, m<sup>2</sup>:</b>	22

<b>Type:</b>	Sale - Apartment
<b>Internal Area:</b>	81 m <sup>2</sup>
<b>Bathrooms:</b>	2
<b>Floor:</b>	2
<b>Energy class:</b>	A
<b>Distance to airport:</b>	65 km
<b>VAT:</b>	+ VAT

**Property features:**

2nd 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:**

**Location Overview**

Nestled within a serene and conveniently located area, the residences are perfectly positioned to offer both tranquillity and accessibility. Just 750 meters away, residents can find the renowned Zorbas bakery, open 24/7, ensuring that fresh pastries, bread, and gourmet snacks are always within easy reach, day or night. A mere 530 meters from your doorstep lies a well-stocked pharmacy, offering peace of mind that health and wellness needs can be swiftly met. For fitness enthusiasts, a modern gym is located just 250 meters away, providing a comprehensive range of equipment and classes to cater to all fitness levels. This strategic location combines the best of urban living with the benefits of a peaceful, community-focused environment.

**Building Overview**

The building stands as a testament to modern architecture and thoughtful design, harmoniously integrating into its surroundings while offering a distinctive living experience. The development boasts a secured, fenced-in territory, ensuring privacy and security for all residents. At its heart lies a beautifully designed swimming pool, serving as a tranquil oasis for relaxation and leisure. Safety and security are paramount, with 24/7 video monitoring in place to provide residents with peace of mind. The building also features covered parking for each apartment, adding an extra layer of convenience and protection for residents' vehicles. With its elegant design, top-notch amenities, and focus on security, the building sets a new standard for comfortable and stylish living.

**Apartment 202 Overview**

Apartment 202 is a harmonious blend of modern design and functional living space, meticulously

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crafted to maximize natural light from three sides. This distinctive feature illuminates the apartment with an abundance of sunlight, enhancing the living experience with a bright and airy ambiance. Positioned for optimal privacy and views, residents of Apartment 202 will enjoy a tranquil and picturesque living environment. The apartment benefits from the secure and private setting of the development, complemented by leisure amenities such as the communal swimming pool. With 24/7 video monitoring and covered parking included, Apartment 202 offers a secure, luxurious, and convenient living solution, designed to meet the needs of discerning residents.

**Apartment 203 Overview**

Apartment 203 offers a sophisticated living space, where elegance meets comfort in a seamless manner. Designed to ensure an influx of natural light from three sides, the apartment exudes warmth and vitality, creating a welcoming atmosphere for residents and guests alike. Its placement within the building guarantees not just privacy but also captivating views that contribute to the overall sense of well-being. Like its counterpart, Apartment 203 is nestled within a development that places a premium on security, featuring a fenced-in territory and round-the-clock video monitoring. The inclusion of a communal swimming pool adds a layer of leisure and relaxation to the living experience. Moreover, the provision of covered parking speaks to the thoughtful conveniences that define this luxurious living space. Apartment 203 stands as an epitome of modern living, designed for those who seek a blend of style, comfort, and peace of mind.

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