

# MODERN ELEGANCE MEETS UNMATCHED COMFORT: 2-BEDROOM APARTMENTS ON THE 3RD FLOOR WITH...

€ 365 500

<b>Property Code:</b>	6452	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - POLEMIDIA	<b>Internal Area:</b>	81 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>VAT:</b>	+ VAT
<b>Uncovered verandas, m<sup>2</sup>:</b>	31	<b>Covered verandas, m<sup>2</sup>:</b>	22

## 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:

### Location Overview

Nestled within a serene and conveniently located area, the residences are perfectly positioned to offer both tranquility 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 302 Overview

Apartment 302 is designed for those seeking a blend of luxury and practicality in their living space.

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With an internal area of 78 sq.m., it offers ample room for comfortable living. The apartment extends into the outdoors with a generous 22 sq.m. covered balcony, perfect for enjoying the pleasant climate. Adding to its allure is a 31 sq.m. roof garden, providing a private oasis for relaxation or entertainment. For convenience, a 5 sq.m. storage space is included, ensuring that residents have ample room to store belongings securely.

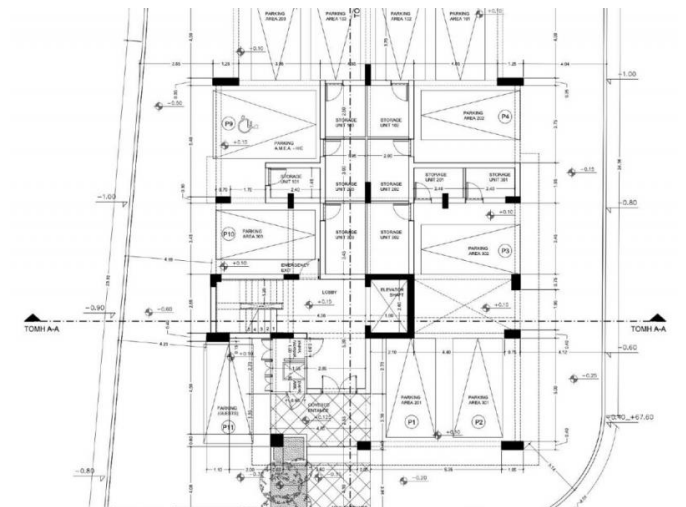
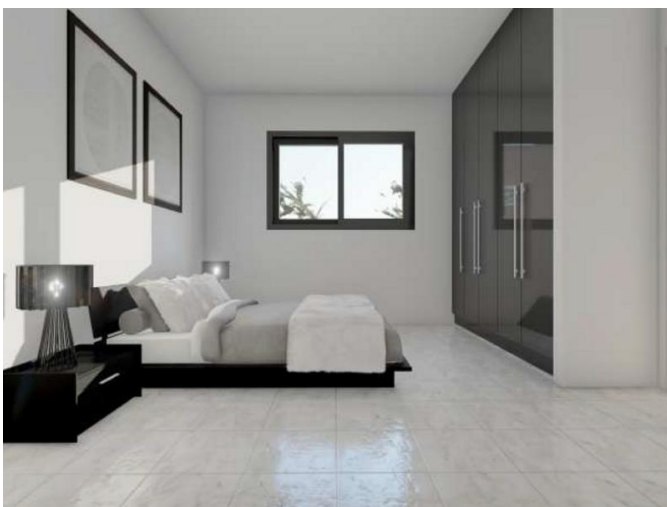
### **Apartment 303 Overview**

Apartment 303, slightly larger with an 81 sq.m. internal area, is crafted for those who appreciate extra space and comfort. Like its counterpart, it features a 22 sq.m. covered balcony that invites the outdoors in, making it ideal for dining al fresco or simply enjoying a moment of tranquility. The apartment boasts a 31 sq.m. roof garden, offering residents a private retreat to unwind under the sky. A 5 sq.m. storage space is also part of this apartment, providing practical solutions for organizing and storing items.



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