

# MODERN ELEGANCE MEETS UNMATCHED COMFORT: 1-BEDROOM APARTMENT ON THE 3RD FLOOR IN A...

224 250 €

|                             |                      |                             |                   |
|-----------------------------|----------------------|-----------------------------|-------------------|
| <b>Property Code:</b>       | 6453                 | <b>Type:</b>                | Sale - Apartment  |
| <b>Location:</b>            | Limassol - POLEMIDIA | <b>Internal Area:</b>       | 50 m <sup>2</sup> |
| <b>Bedrooms:</b>            | 1                    | <b>Bathrooms:</b>           | 1                 |
| <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             |

**Covered verandas, 15 m<sup>2</sup>:**

## Property features:

|                      |                            |                   |                |
|----------------------|----------------------------|-------------------|----------------|
| 3rd Floor Apartment  | Common Pool                | Covered Parking   | Elevator       |
| Furniture Negotiable | Storage                    | Parking - Covered | Telephone Line |
| Store Room           | Solar panels for hot water | Double Glazing    | 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 301 Overview

Apartment 301 in this esteemed development presents a unique blend of comfort, style, and convenience, designed for those who value modern urban living. This 1-bedroom, 1-bathroom apartment spans 50 sq.m. internally, complemented by a generous 15 sq.m. covered balcony,

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perfect for outdoor relaxation and entertainment. Additionally, it features a 5 sq.m. storage space, offering ample room for essentials and more.



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