

# CONTEMPORARY 3-BEDROOM APARTMENT WITH ROOF GARDEN AND POOL IN THE HEART OF NEAPOLIS -...

620 000 €

<b>Property Code:</b>	6540
<b>Location:</b>	Limassol - NEAPOLIS
<b>Bedrooms:</b>	3
<b>Renovation:</b>	Modern
<b>Number of floors:</b>	4
<b>Year of construction:</b>	2023
<b>Distance to airport:</b>	65 km
<b>VAT:</b>	INCLUDING VAT
<b>Covered verandas, m<sup>2</sup>:</b>	32

<b>Type:</b>	Sale - Apartment
<b>Internal Area:</b>	109 m <sup>2</sup>
<b>Bathrooms:</b>	3
<b>Floor:</b>	4
<b>Energy class:</b>	A
<b>Distance to the sea:</b>	500 m
<b>Status:</b>	New
<b>Uncovered verandas, m<sup>2</sup>:</b>	46

## Property features:

4th Floor Apartment	Air Conditioning	Covered Parking	Elevator
Roof Garden	Sea View	Storage	Swimming Pool
Title Deeds	Top Floor Apartment	Unfurnished	Walk-in-Wardrobe
Air Condition	Parking - Covered	Telephone Line	Solar panels for hot water
Double Glazing	Oven	Washing machine	Dish washer
Cooker	Extractor Fan	Parking	Refrigerator
Balcony			

## Description:

### Location & Accessibility:

This exquisite three-bedroom apartment is ideally located in the vibrant Neapolis area of Limassol, just a mere 500 meters from the azure waters of the Mediterranean Sea. Residents enjoy a convenient walking distance of 7 minutes to the scenic promenade, ensuring easy access to the waterfront's serene environment. The property is strategically positioned to provide the ultimate urban living experience with essential amenities within reach, including a supermarket, pharmacy, and gym all within 600 meters, and a bustling array of shops, cafes, and restaurants just steps away.

### Property Specifications:

The apartment spreads over a generous internal area of 109 sq.m., complemented by 32 sq.m. of covered balconies which offer additional outdoor space ideal for relaxation and entertainment. Adding to the allure is a 46 sq.m. roof garden, equipped with an 11 sq.m. pool, providing a private oasis with panoramic views of the surrounding cityscape. Practical needs are met with a 4 sq.m. dedicated storage room, enhancing the functionality of this residence.

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## **Design & Features:**

Residents will be greeted by a stylish and spacious glazed reception lobby, which sets the tone for the modern aesthetic that runs throughout the interior spaces. The apartment features double glazed windows that ensure energy efficiency and tranquility, solar and electric water heating systems, and comes with the convenience of covered parking. Attention to detail is evident in every aspect, from the high-quality finishes to the thoughtful layout that maximizes space and natural light.

## **Living Experience:**

Living here offers a blend of comfort, style, and convenience. The contemporary design by notable interior experts brings a sophisticated edge to the residence, transforming it into an elegant and functional home that promises an unrivaled urban living experience.

**Book your viewing today!**

**The price is 620000 euro INCLUDING VAT**



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