

# MODERN 2-BEDROOM APARTMENT WITH SPACIOUS VERANDA IN PRIME LIMASSOL LOCATION

€ 2 200 /month

<b>Property Code:</b>	6766	<b>Type:</b>	Long-term rent - Apartment
<b>Location:</b>	Limassol - AGIOS NIKOLAOS	<b>Internal Area:</b>	98 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>	4	<b>Energy class:</b>	B
<b>Year of construction:</b>	2021	<b>Distance to the sea:</b>	900 m
<b>Distance to airport:</b>	65 km	<b>Covered verandas, m<sup>2</sup>:</b>	31

## Property features:

3rd Floor Apartment	Air Conditioning	Covered Parking	Elevator
Furnished	Shutters	Storage	Air Condition
Parking - Covered	Telephone Line	Furnished	VRV central ceiling system
Store Room	Solar panels for hot water	Double Glazing	Oven
Washing machine	Dish washer	Microwave	Cooker
Extractor Fan	Parking	Refrigerator	Balcony
Furniture			

## Description:

This spacious and modern 2-bedroom apartment, located on the 3rd floor of a premium residential building in Limassol, offers a perfect blend of comfort and convenience. With a covered area of 98 square meters and an additional 31 square meters of covered veranda, this property is designed to meet the needs of anyone looking for a stylish and functional living space.

The apartment features an open-plan living room and kitchen area, with the living spaces elegantly finished in natural marble flooring. The bedrooms, both generous in size, are fitted with semi-solid parquet flooring, providing a warm and inviting atmosphere. The bathroom is equipped with high-quality Class A ceramic tiles and modern fittings. The kitchen, along with the wardrobes and internal doors, is crafted by the renowned Italian brand DA NOI, ensuring top-quality finishes throughout the apartment.

The apartment is equipped with a video door phone system for added security and is pre-wired for a burglar alarm. The UPVC windows come with electric shutters, providing both privacy and insulation, while the multi-point secure entrance door ensures peace of mind. For climate control, the apartment boasts a fully installed VRV central heating and cooling system, offering comfort throughout the year.

The building itself is constructed with reinforced anti-seismic concrete, and the exterior walls are

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insulated with 5cm polystyrene for energy efficiency, earning the building a Class B energy rating. Residents benefit from the convenience of a Schindler 3100 elevator and state-of-the-art plumbing with a German-style pipe-in-pipe system that ensures steady water pressure and reliability.

Situated in a prime location in Limassol, the apartment is within walking distance of essential amenities. A 24/7 Zorbas bakery is only 100 meters away, providing easy access to fresh bread and pastries at any hour. The Skalvenitis supermarket is just 175 meters from the building, offering a wide range of groceries and household items. For health and well-being, a pharmacy is only 75 meters away, while two gyms are conveniently located 400 meters from the apartment, making it easy to stay active and fit.

**This apartment offers the perfect balance of modern design, high-quality finishes, and a convenient location, making it an ideal choice for those seeking a comfortable and stylish home in Limassol.**



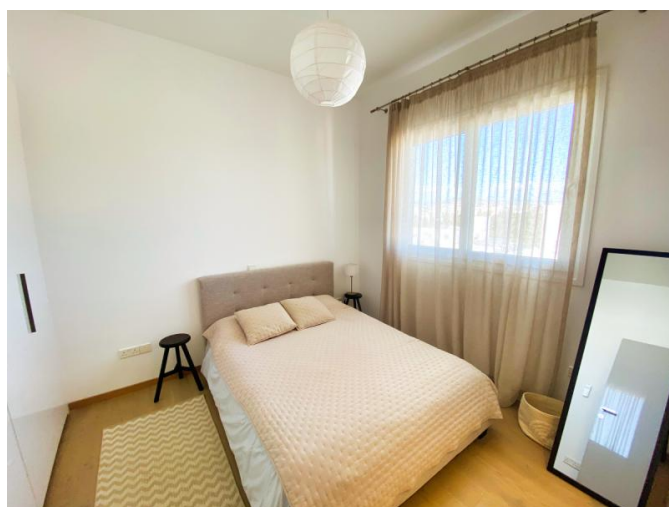
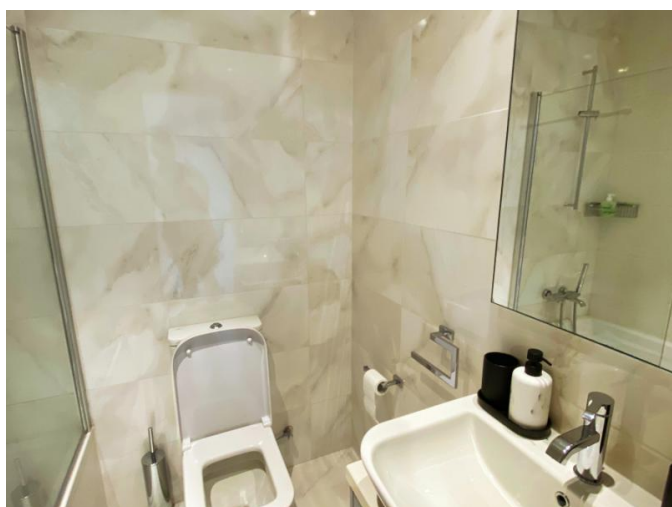
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