

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

€ 2 200 /month

Property Code:	6766	Type:	Long-term rent - Apartment
Location:	Limassol - AGIOS NIKOLAOS	Internal Area:	98 m ²
Bedrooms:	2	Bathrooms:	2
Renovation:	Modern	Floor:	3
Number of floors:	4	Energy class:	B
Year of construction:	2021	Distance to the sea:	900 m
Distance to airport:	65 km	Covered verandas, m²:	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.

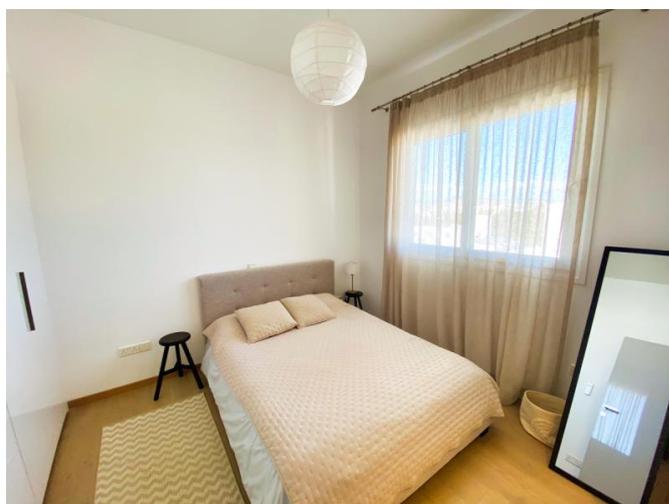
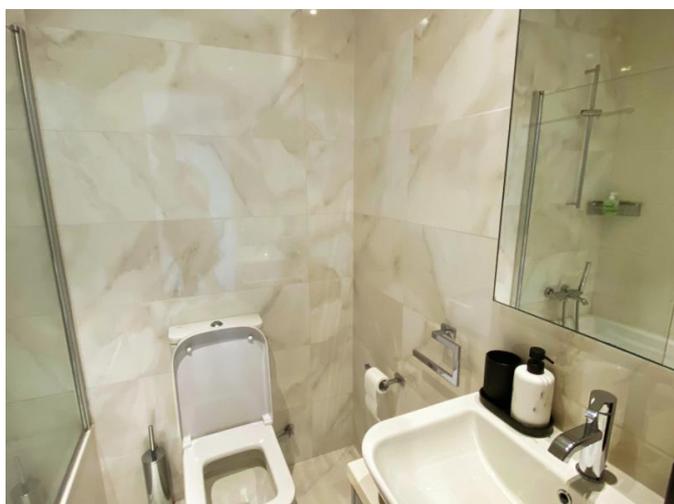
This apartment offers the perfect balance of modern design, high-quality finishes, and a convenient location, making it an ideal choice for those seeking a comfortable and stylish home in Limassol.



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