

LUXURIOUS 2-BEDROOM PENTHOUSE  
WITH BREATHTAKING VIEWS AND  
EXCLUSIVE AMENITIES IN KATO...

1 950 €/month

Property Code:	6944	Type:	Long-term rent - Apartment
Location:	Limassol - KATO POLEMIDIA	Internal Area:	80 m <sup>2</sup>
Bedrooms:	2	Bathrooms:	2
Renovation:	Modern	Floor:	3
Number of floors:	3	Energy class:	A
Distance to the sea:	2.5 km	Distance to airport:	65 km
Status:	New	Uncovered verandas, m <sup>2</sup> :	30
Covered verandas, m <sup>2</sup> :	25		

Property features:

3rd Floor Apartment	Air Conditioning	Covered Parking	Elevator
Furnished	Roof Garden	Storage	Air Condition
Parking - Covered	Telephone Line	Furnished	Store Room
Solar panels for hot water	Double Glazing	Oven	Washing machine
Cooker	Extractor Fan	Parking	Refrigerator
Balcony	Furniture		

Description:

Nestled in the heart of Kato Polemidia, this luxurious 2-bedroom penthouse is a blend of comfort and convenience, offering the perfect urban oasis. Spanning an interior area of 80 square meters, complemented by generous balcony spaces, this top-floor residence embodies modern living at its finest.

As you step into this penthouse, housed on the third floor—the zenith of the building—you are greeted by an expansive open-plan living area that seamlessly merges living, dining, and kitchen spaces. Flooded with natural light, the area opens onto two opulent-covered verandahs, which extend your living space outdoors. These verandahs, covering 25 square meters, offer an ideal setting for alfresco dining or soaking in the serene neighbourhood views.

The allure of this penthouse is accentuated by an additional 30 square meters of uncovered balcony space, including a private roof garden, perfect for entertaining or quiet reflection under the Mediterranean sky. It is a canvas awaiting your personal touch, be it a garden, an outdoor lounge, or a dining area with panoramic views.

The residence boasts two well-appointed bedrooms, each a sanctuary of peace and relaxation. The bedrooms are supported by two contemporary bathrooms with showers, ensuring privacy and convenience for residents and guests alike.

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Functionality meets style in the form of double-glazed windows throughout the penthouse, ensuring energy efficiency alongside year-round comfort. The building, a modern construct just a year old, has been designed with an emphasis on A+ energy efficiency, including appliances that marry eco-consciousness with cutting-edge technology.

Further adding to the convenience is a 4m<sup>2</sup> storage room that provides ample space for your belongings. The secure gated parking also ensures that your vehicle is sheltered and safe.

The penthouse's prime location is undeniable, with a supermarket a mere 150 meters away, making daily errands a breeze. The sea is just a 2.5 km jaunt for spontaneous beach outings or tranquil evening walks along the shore. The city centre is accessible within a 15-minute drive, offering many dining, entertainment, and shopping options. And for an indulgent shopping spree, the My Mall Shopping Centre is just an 8-minute drive away.

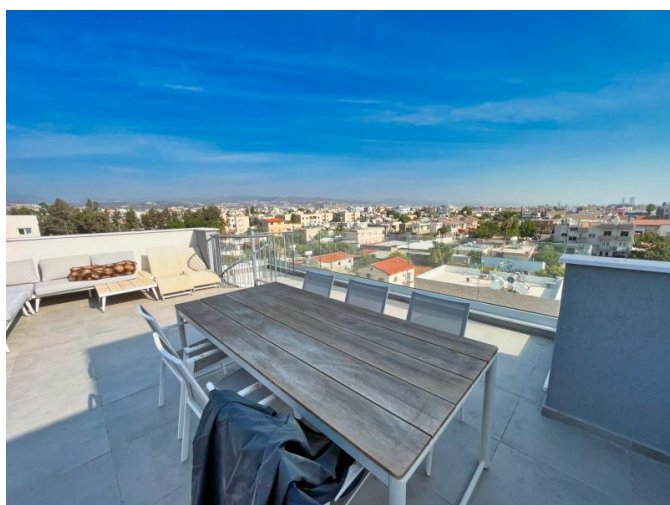
This property offers not just a residence but a lifestyle, ideal for those who appreciate the finer things in life. With only four apartments in the building, privacy and exclusivity are guaranteed. This penthouse in Kato Polemidia is more than a home; it's a retreat for those looking to immerse themselves in the elegance and vibrancy of Cypriot living.

**Book your viewing today!**

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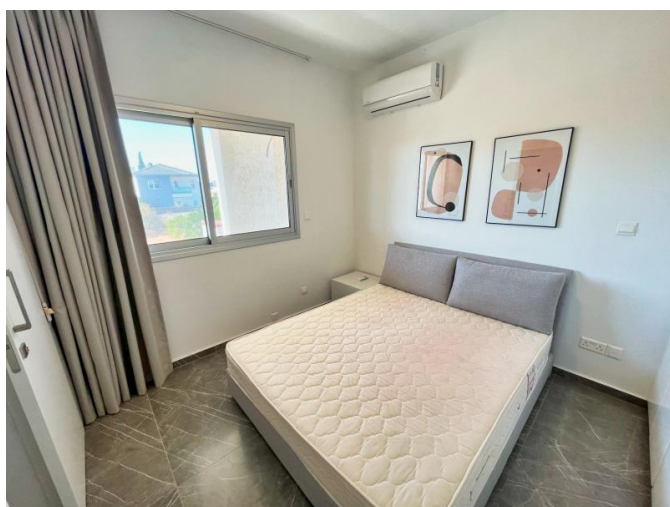
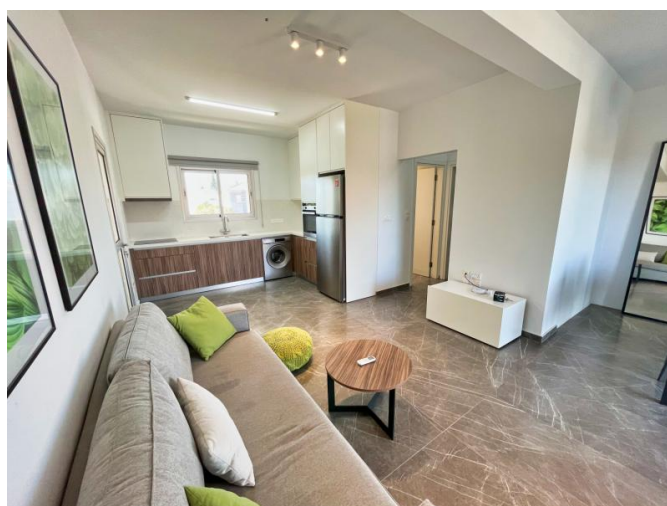
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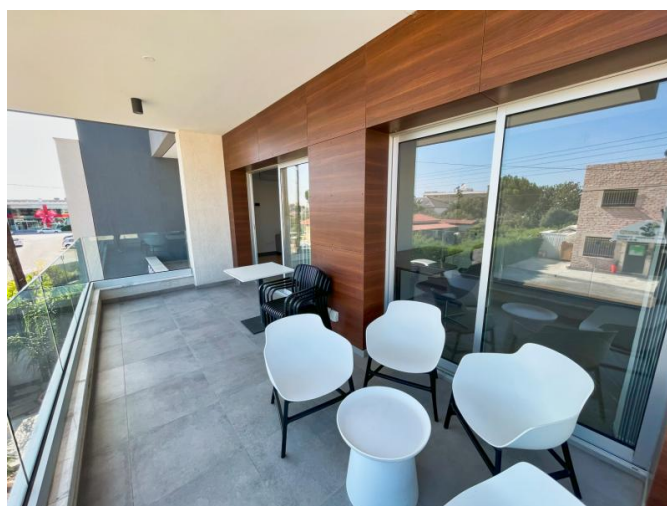
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