

<b>Property Code:</b>	6996	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - APSIOU	<b>Internal Area:</b>	95 m <sup>2</sup>
<b>Plot Area:</b>	357 m <sup>2</sup>	<b>Bedrooms:</b>	2
<b>Bathrooms:</b>	2	<b>Heating:</b>	Underfloor heating
<b>Status:</b>	New	<b>VAT:</b>	+VAT

## Property features:

Optional Swimming Pool	Heating	Air Condition	Telephone Line
Solar panels for hot water	Double Glazing	Garden	Oven
Cooker	Extractor Fan	Parking	

## Description:

It is a project of a new complex consisting of 5 detached houses made in traditional Cypriot style and 2 modern bungalows (2nd phase of the project).

The complex is located in the village of Apsiou, in the suburbs of Limassol. This is a truly amazing place with clean ecology, amazing views of the mountain landscape, and all this in combination with a calm and relaxing atmosphere of country life. Each house in the project is named after sonorous grape varieties. Which makes each of them

individual and unique in its way. In the 2nd phase of the project, it is planned to build 2 different bungalows consisting of 2 bedrooms, 2 bathrooms, fully equipped kitchens, and combined with living rooms. Cozy gazebos, a garden, private parking, and private swimming pools are also provided.

The village is located on the southern coast of Cyprus, 17 km north of Limassol, at an altitude of 410 meters above sea level. The location of the village is ideal, as it is halfway between two airports: Larnaca and Paphos, about 20 minutes drive from Limassol. The landscape of the village and its surroundings is varied: vineyards

turning into olive, almond groves, rugged hills next to fertile valleys, pine forest reserves with places for rest, springs and the Garyllis River.

- Convenient location easy access to Agia Fyla or Linopetra roundabouts
- Close to Foleys school - 10 minutes
- Easy access to Heritage, The Island schools - 16 minutes

The stated price does not include the swimming pool installation

Construction period - 12-16 months from the date of signing the purchase and sale agreement

For first time buyers The VAT in Cyprus has been dropped from 19% - 5%

State subsidy for the construction of houses in villages Apsiou (Housing Scheme for the Revitalization of Mountainous, Near the Buffer Zone and Disadvantaged Areas)

Features:

A/C

Electric heated floors  
Solar panel  
Kitchen appliances  
Landscape  
Water pressure pump

### LAYOUT

Living room/dining room  
Open plan kitchen  
2 bedroom  
2 bathroom  
Cozy terrace  
2 parking spaces



