

# MODERN ONE-BEDROOM APARTMENT IN CENTRAL LIMASSOL

€ 300 000 — € 315 000

<b>Property Code:</b>	7173	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - KATHOLIKI	<b>Internal Area:</b>	50 m <sup>2</sup>
<b>Bedrooms:</b>	1	<b>Bathrooms:</b>	1
<b>Renovation:</b>	Modern	<b>Floor:</b>	1
<b>Number of floors:</b>	4	<b>Energy class:</b>	A
<b>Year of construction:</b>	2027	<b>Distance to the sea:</b>	1.6 km
<b>Distance to airport:</b>	65 km	<b>Status:</b>	Under Construction
<b>VAT:</b>	+ VAT	<b>Covered verandas, m<sup>2</sup>:</b>	9.6

## Property features:

1st Floor Apartment	Air Conditioning	Covered Parking	Elevator
Furniture Negotiable	Storage	Unfurnished	Air Condition
Parking - Covered	Telephone Line	Store Room	Solar panels for hot water
Double Glazing	Parking	Balcony	

## Description:

For sale in the heart of Limassol's Katholiki area, this modern one-bedroom apartment offers a stylish and comfortable living space ideal for both residence and investment. The apartment features an internal area of 50.06 m<sup>2</sup> and a covered veranda of 9.66 m<sup>2</sup>, providing a practical and inviting layout with an emphasis on natural light and contemporary design.

The building is currently under construction and will be completed in approximately 18 months, giving future owners the opportunity to benefit from a brand-new home built to the highest standards. Its central location places you within walking distance of Limassol's main amenities, cultural attractions, shopping areas, and dining venues, making it perfectly suited for those who wish to enjoy the convenience of city life.

The apartment is offered at €300,000 plus VAT and includes the added benefit of covered parking.

**This is a rare opportunity to secure a premium property in one of Limassol's most sought-after districts.**

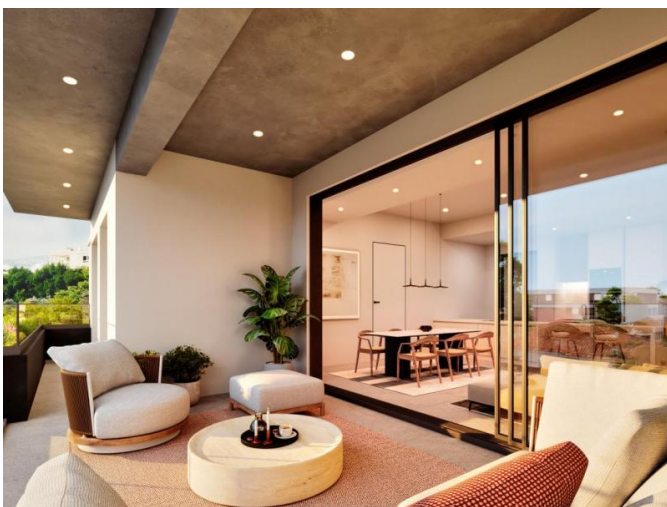
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