

# SPACIOUS MODERN TWO-BEDROOM APARTMENT WITH LARGE COVERED VERANDA

295 000 €

|  |                              |                              |                   |
|--|------------------------------|------------------------------|-------------------|
| <b>Property Code:</b>                      | 7209                         | <b>Type:</b>                 | Sale - Apartment  |
| <b>Location:</b>                           | Limassol - KATO<br>POLEMIDIA | <b>Internal Area:</b>        | 76 m <sup>2</sup> |
| <b>Bedrooms:</b>                           | 2                            | <b>Bathrooms:</b>            | 2                 |
| <b>Floor:</b>                              | 2                            | <b>Number of floors:</b>     | 3                 |
| <b>Energy class:</b>                       | A                            | <b>Year of construction:</b> | 2027              |
| <b>Distance to the sea:</b>                | 3.5 km                       | <b>Distance to airport:</b>  | 65 km             |
| <b>Status:</b>                             | Under Construction           | <b>VAT:</b>                  | + VAT             |
| <b>Covered verandas, 35 m<sup>2</sup>:</b> |                              |                              |                   |

## Property features:

|                            |                   |                      |                                |
|----------------------------|-------------------|----------------------|--------------------------------|
| 2nd Floor Apartment        | Elevator          | Furniture Negotiable | Provision for Air-conditioning |
| Storage                    | Parking - Covered | Telephone Line       | Store Room                     |
| Solar panels for hot water | Double Glazing    | Parking              | Balcony                        |

## Description:

This beautifully designed two-bedroom residence combines modern architecture with premium functionality, offering an elevated living experience ideal for both homeowners and investors. With 76 sqm of carefully planned internal covered space, the apartment features an open-plan layout that seamlessly connects the living, dining, and kitchen areas, ensuring abundant natural light and a welcoming atmosphere.

One of its standout features is the impressive 35 sqm covered veranda — an exceptional extension of the interior living area — perfect for outdoor dining, entertaining guests, or creating a private relaxation space. The property also includes a practical 3.3 sqm storage room and a private covered parking space, adding convenience and value.

Located within an exclusive, low-density residential development comprising only six units, this apartment offers a sense of privacy and security while benefiting from its placement within a rapidly growing urban district. The development is surrounded by major ongoing infrastructure, leisure, and commercial projects, contributing to strong long-term appreciation potential.

An excellent opportunity for those seeking modern comfort, outdoor lifestyle living, and strategic investment in a premium residential environment.

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