

# BRIGHT CONTEMPORARY 3-BEDROOM APARTMENT WITH EXPANSIVE VERANDA

365 000 €

|   |                           |
|---|---------------------------|
| <b>Property Code:</b>                   | 7210                      |
| <b>Location:</b>                        | Limassol - KATO POLEMIDIA |
| <b>Bedrooms:</b>                        | 3                         |
| <b>Floor:</b>                           | 2                         |
| <b>Energy class:</b>                    | A                         |
| <b>Distance to the sea:</b>             | 3.5 km                    |
| <b>Status:</b>                          | Under Construction        |
| <b>Covered verandas, m<sup>2</sup>:</b> | 39                        |

|                              |                   |
|------------------------------|-------------------|
| <b>Type:</b>                 | Sale - Apartment  |
| <b>Internal Area:</b>        | 96 m <sup>2</sup> |
| <b>Bathrooms:</b>            | 2                 |
| <b>Number of floors:</b>     | 3                 |
| <b>Year of construction:</b> | 2027              |
| <b>Distance to airport:</b>  | 65 km             |
| <b>VAT:</b>                  | + VAT             |

## Property features:

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

## Description:

This thoughtfully designed three-bedroom apartment offers 96 sqm of internal living space, complemented by a generous 39 sqm covered veranda — ideal for outdoor dining, relaxation, or entertaining. The layout emphasizes modern comfort with open-plan living areas, high-quality finishes, and excellent natural light throughout.

The apartment includes practical additions such as a 4 sqm private storage room and a covered private parking space, bringing the total usable area to 139 sqm. Situated within a boutique three-floor residential development of just six apartments, it ensures privacy, exclusivity, and a peaceful residential environment.

A strong opportunity for both end-users and investors looking for modern living with large outdoor space in a rapidly developing urban setting — combining comfort, functionality, and long-term value.

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