

# MODERN TWO-BEDROOM APARTMENT WITH EXTENDED OUTDOOR LIVING

€ 385 000

<b>Property Code:</b>	7211	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - KATO POLEMIDIA	<b>Internal Area:</b>	76 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Floor:</b>	3	<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>Uncovered verandas, m<sup>2</sup>:</b>	47	<b>Covered verandas, m<sup>2</sup>:</b>	35

## Property features:

3rd Floor Apartment	Covered Parking	Elevator	Furniture Negotiable
Provision for Air-conditioning	Roof Garden	Storage	Store Room
Solar panels for hot water	Double Glazing	Parking	Balcony

## Description:

This contemporary two-bedroom residence offers a refined blend of modern design and generous outdoor space, ideal for both homeowners and investors seeking elevated city living. The apartment features a well-planned internal layout of 76 sqm, complemented by 35 sqm of covered veranda space that seamlessly extends the living area, creating an ideal setting for dining, relaxation, or entertaining.

Designed with practicality and comfort in mind, the property includes a private rooftop garden of 47 sqm — providing a secluded open-air retreat — along with a 4.5 sqm storage room and a dedicated covered parking space. With a total area of 162.5 sqm, this apartment delivers an impressive balance of interior comfort and premium outdoor lifestyle.

A prime opportunity for those in search of high-quality modern living with strong investment potential.

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