

# SPACIOUS 2-BEDROOM APARTMENT WITH GENEROUS VERANDA IN A MODERN CLASS A BUILDING

392 000 €

<b>Property Code:</b>	7312	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS IOANNIS	<b>Internal Area:</b>	87 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	1
<b>Floor:</b>	2	<b>Number of floors:</b>	4
<b>Energy class:</b>	A	<b>Distance to the sea:</b>	4.5 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>	16

## Property features:

2nd Floor Apartment	Covered Parking	Elevator	Storage
Parking - Covered	Store Room	Solar panels for hot water	Double Glazing
Parking	Balcony		

## Description:

Apartment is a well-proportioned second-floor residence designed for comfortable everyday living and strong long-term value. It offers approximately 86.8-87 sq.m of internal space, complemented by a covered veranda of about 18.45 sq.m, creating a bright indoor-outdoor lifestyle that feels larger than the numbers suggest. The layout includes 2 bedrooms and 2 bathrooms, ideal for a couple, a small family, or a high-quality rental profile. A private storage room (1.5 sq.m) is included, with a total area of about 103.8 sq.m.

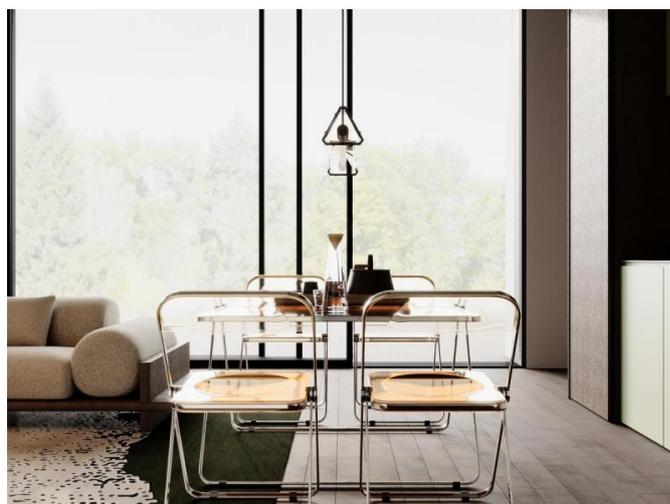
The building is planned with a strong focus on efficiency and quality, using bioclimatic design principles targeting a Class A energy performance (47 kWh/m<sup>2</sup>/year)—a meaningful advantage for comfort, running costs, and future resale appeal.

**Book your viewing today!**

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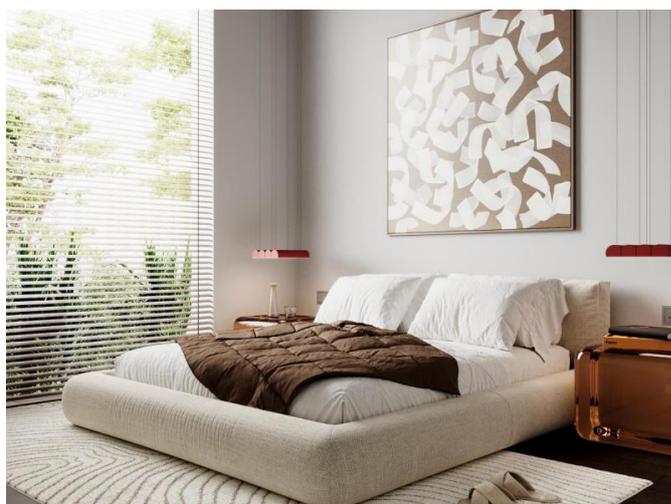
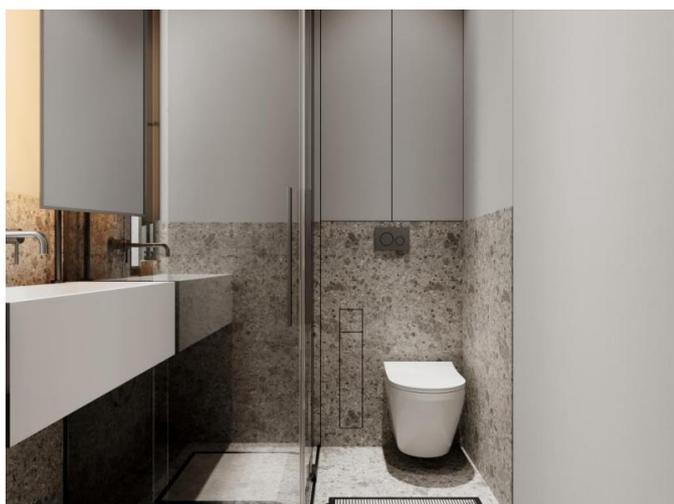
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SPACE

