

## 2 BEDROOM PENTHOUSE IN THE CITY CENTRE

€ 505 000

<b>Property Code:</b>	11389	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS NIKOLAOS	<b>Internal Area:</b>	78 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Floor:</b>	3
<b>Number of floors:</b>	3	<b>Energy class:</b>	A
<b>Year of construction:</b>	2025	<b>Distance to the sea:</b>	800 m
<b>Distance to airport:</b>	60 km	<b>Status:</b>	Newly completed
<b>VAT:</b>	plus	<b>Uncovered verandas, m<sup>2</sup>:</b>	9
<b>Covered verandas, m<sup>2</sup>:</b>	24		

### Property features:

Penthouse	Roof Garden	Shutters	Storage
Air Condition	Furnished	VRV central ceiling system	Store Room
Solar panels for hot water	Double Glazing	Washing machine	Dish washer
Cooker	Extractor Fan	Refrigerator	Balcony

### Description:

Experience the ultimate in central living and convenience:

- **Prime Location:** You're just a 3-minute walk from Makarios Avenue, a short stroll to Enaerios Beach, and steps away from supermarkets, dining, and schools.
- **Premium Finishes:** Each residence boasts high-end features like concealed air-conditioning, integrated spotlighting within false ceilings, electrical shutters, and energy-saving photovoltaic systems.
- **Rooftop Luxury:** Top-floor residents can enjoy the added exclusivity of a spacious private roof garden.

Can be sold with all furniture and equipment for additional cost of 23 000 euro.

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