

# 1 BEDROOM APARTMENT IN NEW RESIDENCE IN COLUMBIA AREA

€ 208 000 — € 248 000

<b>Property Code:</b>	1257	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - COLUMBIA	<b>Internal Area:</b>	60 m <sup>2</sup>
<b>Bedrooms:</b>	1	<b>Number of floors:</b>	4
<b>Distance to the sea:</b>	750 m	<b>Distance to airport:</b>	65 km
<b>Status:</b>	Off Plan	<b>VAT:</b>	+VAT
<b>Covered verandas, m<sup>2</sup>:</b>	14		

## Property features:

Common Pool	Telephone Line	Store Room	Solar panels for hot water
Double Glazing	Parking	Balcony	

## Description:

It is a private gated estate of apartment residences, offering a modern and truly luxurious environment. Consists of three buildings made up of 1, 2 & 3 bedroom apartments, and 3 bedroom Deluxe Penthouses offering private roof top pool and unobstructed sea views. This residence is located in the exclusive Columbia Area of Limassol, a prime location offering easy access to Limassol Seafront and Business & Retail centres. All residences are built to the highest standards; incorporate the finest materials, and offer additional leisure and lifestyle amenities that make the project an exceptional place to live.

## Apartment Features:

Under floor Central Heating- Designer Kitchens & Wardrobes - Granite Worktops - Porcelain flooring - Sanitary Ware (Roca) - Mixers & taps (Grohe) - Fly Screens on Windows & Patio Doors - Decorative ceilings with hidden lighting - Security Door - Video Phone Entry System - Pressurized Water System - Pipe in Pipe plumbing System - Solar Panel Water Heating - Thermal Insulation throughout (extruded polystyrene) - Covered secured Parking - Private Storeroom

## Complex Amenities:

Gated Secured Complex - CCTV for all Common Areas - Luxury entrance Lobby - Decorative Architectural LED lighting for Common Areas - Residence only Gym Facilities - Overflow outdoor Swimming Pool - Children's Pool - Residence only Events/conference facilities - BBQ Entertainment area - Children's playground - Fully Landscaped Gardens - In House Property Management Services

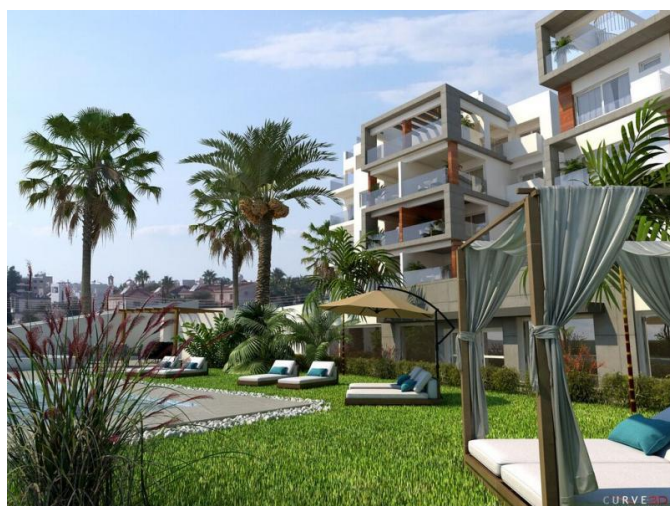
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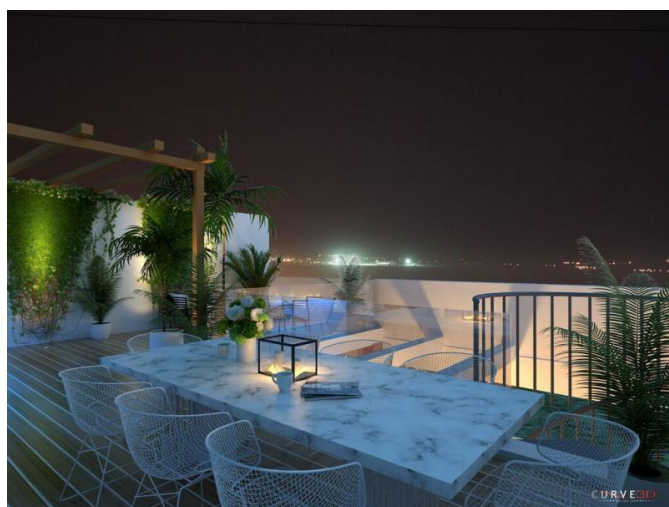
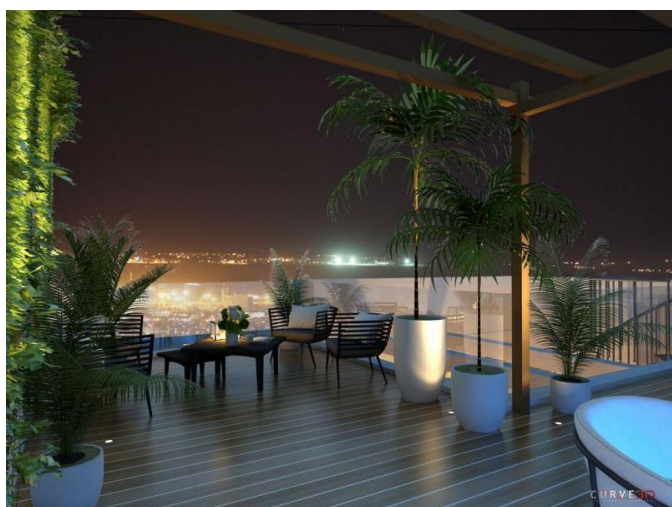
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