

## 2 BEDROOM APARTMENT IN NEW RESIDENCE IN COLUMBIA AREA

€ 515 000

<b>Property Code:</b>	1259	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - COLUMBIA	<b>Internal Area:</b>	97 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	3
<b>Renovation:</b>	Modern	<b>Floor:</b>	3
<b>Number of floors:</b>	4	<b>Heating:</b>	Underfloor heating
<b>Energy class:</b>	A	<b>Year of construction:</b>	2021
<b>Distance to the sea:</b>	750 m	<b>Distance to airport:</b>	65 km
<b>Status:</b>	New	<b>VAT:</b>	+VAT
<b>Covered verandas, m<sup>2</sup>:</b>	30		

### Property features:

Common Pool	Heating	Air Condition	Telephone Line
Store Room	Solar panels for hot water	Double Glazing	Garden
Parking	Balcony		

### Description:

#### *Columbia*

A stunning new private estate of apartment residences, located in the exclusive Columbia Area of Limassol, 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.

APARTMENT NO.	BEDROOMS	COVERED INDOOR AREA M <sup>2</sup>	COVERED VERANDA AREA M <sup>2</sup>	STORE ROOM AREA M <sup>2</sup>	COVERED PARKING SPACES	COMMON AREA M <sup>2</sup>	TOTAL COVERED AREA M <sup>2</sup>	EURO PRICE € (BEFORE VAT )
<b>(BUILDING B)</b>								
304	2	97	30	4.9	1	16	147.9	€515,000

**MAY 2021 DELIVERY**

**at €515,000 + VAT**

**Providing highest levels of comfort - Apartment Features:**

Under floor Central Heating

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Custom Designed 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

### **A WEALTH OF AMENITIES** - 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 playgrounds  
Fully Landscaped Garden areas  
Private Secured Parking for residents  
Property Management Services

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