

Property Code:	1356	Type:	Sale - Building
Location:	Limassol - AGIOS SPYRIDONOS	Number of floors:	5
Heating:	Central heating	Year of construction:	2021
Distance to the sea:	2 km	Distance to airport:	60 km
Status:	Under Construction	VAT:	PLUS

Property features:

Unfurnished	Heating	Air Condition	Telephone Line
Furnished	Store Room	Solar panels for hot water	Double Glazing
Garden	Extractor Fan	Parking	Balcony

Description:

UNDER CONSTRUCTION BLOCK OF APARTMENTS

We can offer the following apartments for clients/investors:

PACKAGE 1

1. Apt.102 one bedroom apartment, 65 sq. meters covered area and one parking area, price €175.000,=
2. Apt 103 one bedroom apartment, 65 sq. meters covered area and one parking area, price €170.000,=
3. Apt 104 one bedroom apartment, 65 sq. meters covered area and one parking area, price €170.000,=
4. Apt 203 one bedroom apartment, 65 sq. meters covered area and one parking area, price €175.000,=
5. Apt 204 one bedroom apartment, 65 sq. meters covered area and one parking area, price €175.000,=
6. Apt 301 one bedroom apartment, 65 sq. meters covered area and one parking area, price €195.000,=
7. Apt 301 one bedroom apartment, 65 sq. meters covered area and one parking area, price €185.000,=
8. Apt 304 one bedroom apartment, 65 sq. meters covered area and one parking area, price €180.000,=
9. Apt 305 one bedroom apartment, 65 sq. meters covered area and one parking area, price €180.000,=
10. Apt 101 two bedroom apartment, 98 sq. meters covered area with one parking area

and a store room, price €265.000,=

11. Apt 105 two bedroom apartment, 98 sq. meters covered area with one parking area and a store room, price €265.000,=
12. Apt 201 two bedroom apartment, 98 sq. meters covered area with one parking area and a store room, price €275.000,=
13. Apt 202 two bedroom apartment, 98 sq. meters covered area with one parking area and a store room, price €275.000,=
14. Apt 205 two bedroom apartment, 98 sq. meters covered area with one parking area and a store room, price €275.000,=
15. Apt 302 two bedroom apartment, 98 sq. meters covered area with one parking area and a store room, price €285.000,=
16. Apt 306 two bedroom apartment, 98 sq. meters covered area with two parking areas and a store room, price €285.000,=
17. Apt.402 three bedroom apartment, 160 sq. meters covered area, plus 20 sq. meters uncovered veranda, plus store room and two parking areas, price €590.000,=
18. Apt.401 three bedroom apartment, 160 sq. meters covered area, plus 38 sq. meters uncovered veranda, plus store room and two parking areas, price €620.000,=

Total price for above package €4.740.000,= plus applicable VAT for each apartment.

Note that above prices are the discounted prices for the apartments.

There are no mortgages on the land/apartments

**Apartment Block under construction. Estimate Delivery Date NOVEMBER 2021
ALL 18 APARTMENTS EQUIPPED WITH ELECTRICAL APPLIANCES PLUS ROLLER BLINDS AND
50 % OF THE APARTMENTS WILL BE FULLY FURNISHED.**

PACKAGE 2

1. Apt.102 one bedroom apartment, 65 sq. meters covered area and one parking area, price €175.000,=
 2. Apt 103 one bedroom apartment, 65 sq. meters covered area and one parking area, price €170.000,=
 3. Apt 104 one bedroom apartment, 65 sq. meters covered area and one parking area, price €170.000,=
 4. Apt 203 one bedroom apartment, 65 sq. meters covered area and one parking area, price €175.000,=
 5. Apt 204 one bedroom apartment, 65 sq. meters covered area and one parking area, price €175.000,=
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6. Apt 301 one bedroom apartment, 65 sq. meters covered area and one parking area, price €195.000,=
7. Apt 301 one bedroom apartment, 65 sq. meters covered area and one parking area, price €185.000,=
8. Apt 304 one bedroom apartment, 65 sq. meters covered area and one parking area, price €180.000,=
9. Apt 305 one bedroom apartment, 65 sq. meters covered area and one parking area, price €180.000,=

**CAN BE SOLD 9 ONE BEDROOM APARTMENTS WITH DISCOUNTED
PRICE OF 100.000 EURO PLUS VAT FOR EACH FLAT**

Please note that our apartments are in a beautiful residential area of Limassol municipality, close to the new Casino Resort, next to Sklavenitis Hypermarket and many other facilities. The area is quite popular for renting and we have at present a waiting list of people who want to rent.

The rental income is approx. €1200 to €1300 for a Penthouse, €800 to €900 for a two bedroom apartment and €650 to €700 for a one bedroom apartment.

There are no mortgages on the land/apartments

The project is situated in the residential area of Agios Spyridonas in the Limassol Municipality within walking distance from a wide range of services.

It is close to elementary and high schools, other public facilities as well as commercial services. Is next to the new Sklavenitis Hypermarket, next to bus stops, next to all kinds of shops, near the new Limassol Port (2 minutes' drive), near the Limassol-Nicosia-Paphos Highway and is adjacent to the Shipping Companies.

The apartments have all provisions for quality and independent living. All apartments enjoy private access to a beautiful area with swimming pool, Jacuzzi, kid's playground, kids pool, gym, table tennis and other facilities.

Features high quality standards

Kids swimming pool - Waterfall Cobra design- Secured Kids Playground- Controlled car entrances, GSM operated - Underground recycling bins- No common walls, privacy - large covered verandas - Video controlled entrance, Bticino Italy - Apartments height 2.85 meters- High efficiency lifts -Schindler Swiss Quality tiles, Marazzi Italy Smart Home Automation, Bticino Italy, Somfy France Kitchens / Cupboards / doors, Italy - Thermal double glazed aluminum - Deluxe sanitary ware, Laufen Swiss, Grohe Germany.

**WHOLE BUILDING FOR SALE AS A GREAT
INVESTMENT OPPORTUNITY**

On request



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