

## 3 BEDROOM APARTMENT AT PRESTIGIOUS LOCATION IN THE CENTER OF THE CITY

€ 695 000

<b>Property Code:</b>	1385	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS NIKOLAOS	<b>Internal Area:</b>	121 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Renovation:</b>	Modern	<b>Floor:</b>	3
<b>Number of floors:</b>	3	<b>Year of construction:</b>	2019
<b>Distance to the sea:</b>	800 m	<b>Distance to airport:</b>	65 km
<b>Status:</b>	New	<b>VAT:</b>	PLUS
<b>Uncovered verandas, m<sup>2</sup>:</b>	97	<b>Covered verandas, m<sup>2</sup>:</b>	30

### Property features:

Unfurnished	Air Condition	Parking - Uncovered	Telephone Line
Private Pool	Store Room	Solar panels for hot water	Double Glazing
Garden	Balcony		

### Description:

Project is designed to read as a graphically simple composition of slender white horizontal lines, combined with vertical wooden finished elements that quietly animate the elevations with rhythm and pattern. The project consists of two distinct blocks, Dark and Light and occupies a prestigious location in the center of the city.

Light: 3 tier building, one 2-bedroom and one 3-bedroom apartment on each Floor. Top Floor apartments offer access to private roof gardens. The 3-bedroom apartment enjoys a swimming pool and the 2-bedroom apartment a Hydro massage tub.

Dark: A very exclusive building of 4 floors. Each floor contains only one spacious, three bedroom apartment. Upper floor enjoys a private generous roof garden with an astonishing swimming pool.

**Completion: SEPTEMBER 2019**

### BLOCK LIGHT

**FLAT 15 3 BERDROOM APARTMENT \*COVERED AREA 121M2 \*COVERED VERANDA 30M2 \*PRIVATE ROOF GARDEN 97 M2 \*TOTAL COVERED AREA 260M2 \*PRICE 695000 EURO**

### ALL PRICES ARE SUBJECT TO VAT

- Bathroom: Covered with excellent quality ceramic tiles which can be chosen from our pre selected collection.
- Kitchen: Laminate wooden floor of high quality. Selection from a preselected range of different colors.
- Thermal insulation, according to the legal requirements. Water proofing: Two layers of bituminous membrane are covering the roof and the verandas.

- Apartment entrance doors: Manufactured according to the European Standards of fire resistance regulations.

03.06.2026

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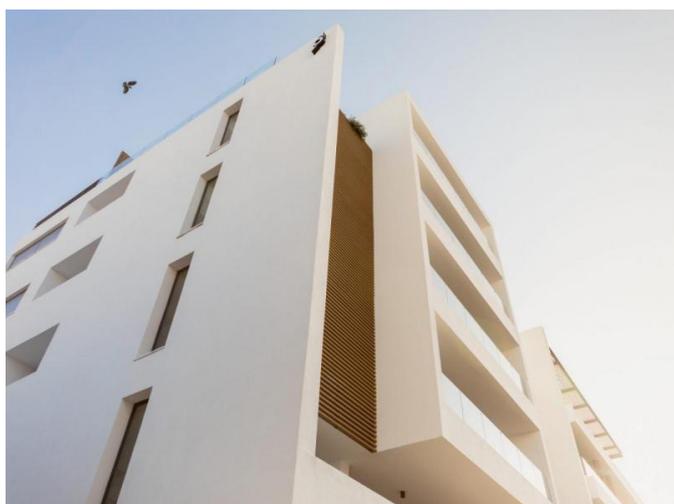
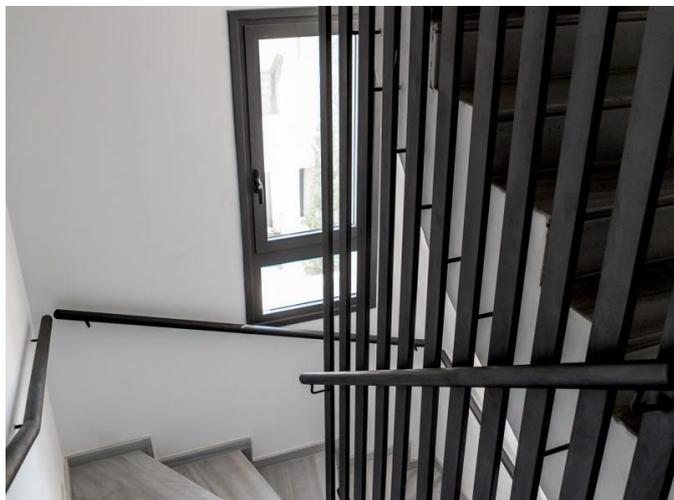
Provided by Roonu - Golder Door - Security locks, design according to Architects plans. • Kitchen: Made in Italy - manufactured in quality polymeric finish. Possibility of selecting from variety of finishes. Wardrobes: Made in Italy - manufactured in polymeric finish. • Storage doors: Based on architectural drawings. • Doors and windows: Double glazed with colored glass in aluminum frame. Based on the standards for the thermal insulation. • Gates: Electrical gate/sensor opening. Operated with remote control. • Landscaping will take place althe external areas of the building. • Parking Place • Store Room: Each apartment has one private store • Central provision for satellite dish. • Security access key rings and video-intercom system al the main entrance of the building. • Automatic lights in the entrance lobby and parking area of the building. • Provision for wireless alarm. • Provision for air-condition SPLIT UNITS. Provision for dish-washer, washing machine and dryer in each apartment. • Installation of USB ports in all the apartments. • Provision for electric heating units. • Provision for telephone line, internet and TV.



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