

# LUXURY SEAVIEW APARTMENT IN LIMASSOL

2 000 000 €

<b>Property Code:</b>	1439	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS TYCHONAS	<b>Internal Area:</b>	156 m <sup>2</sup>
<b>Number of floors:</b>	7	<b>Distance to the sea:</b>	20 m
<b>Distance to airport:</b>	60 km	<b>Status:</b>	Resale
<b>VAT:</b>	NO VAT	<b>Covered verandas, m<sup>2</sup>:</b>	22

## Property features:

Air Condition	Telephone Line	Solar panels for hot water	Double Glazing
Parking	Balcony	Furniture	

## Description:

The flat is situated on the sixth floor of residential building on Limassol seafront. It has amazing sea views throughout its 3-sides perimeter. It has a total area of 156 sqm (including a covered balcony of 22 sqm).

A borderless, aesthetic living room that is one with the balcony and its unobstructed sea views, one with a minimal kitchen and one with the bedroom which, in turn, is bounded solely by a modern, in-ground ethanol fireplace. Concurrently, all surrounding surfaces are linear and harmoniously transcend together in a light and seamless manner. From the living room to the kitchen space all cupboard surfaces employ a "push" mechanism to access the storage area while the television, while unutilized, may swivel back into its cabinet, to disappear and become whole with its periphery. Dimmed lighting, atmospheric media, as well as room temperature, may all be controlled effortlessly through a smart electronic interface (phone or tablet).

The kitchen may be paralleled to one such space. It is centered by a rectangular, storage efficient, working station that may also be employed as an ulterior eating counter. From above, an air extractor perfectly leveled with the ceiling, almost goes unnoticed. An artistic, trendy dining table, comprised by two live-edge wooden boards, rests on the far corner of the working station to enhance the environment's sense of creativity. Both dining counters are lined with full sea-view windows to the north and to the east to facilitate either a Zen breakfast experience with the sunrise or an ambient wine tasting session, later in the day.

While both sleeping areas have views to the Mediterranean they are also equipped with electronically controlled shutters that may be scheduled to capture sunrise and sunset timings. At the same time, throughout, the house is purified with special filters to cleanse the air and improve wellness and the sleeping subset further. Paired with an aesthetic ambience, both the resident and guests may enjoy an elevated sense of relaxation in the bedrooms. Benchmarked against the rest of the space, both bathrooms boast unobstructed views to the Mediterranean. The master bathroom is lined by a state of the art, glass periphery that allows one to be within the bedroom area, the balcony space and even the outdoors. In the instance that a sense of privacy prevails, this see-through periphery may be dimmed out electronically. The bathrooms are once again, minimally designed but simultaneously equipped with luxury units to bring the "SPA" experience to the home.

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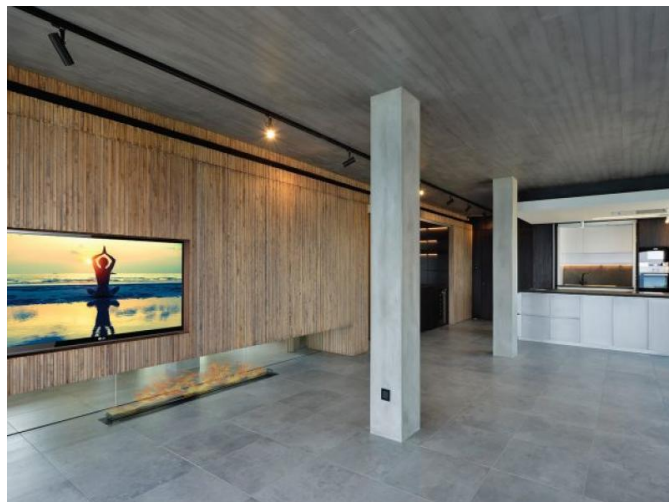
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Moreover, the water flow is embedded with Vitamin C filters to regenerate the texture of the skin. Both areas are designed to form an enclave from the outside noise. They shape a space for thought towards the day ahead or of relaxation to end a hectic schedule. The building's strongest selling point is its first line positioning to the sea and its unobstructed views to the north and from east to west.



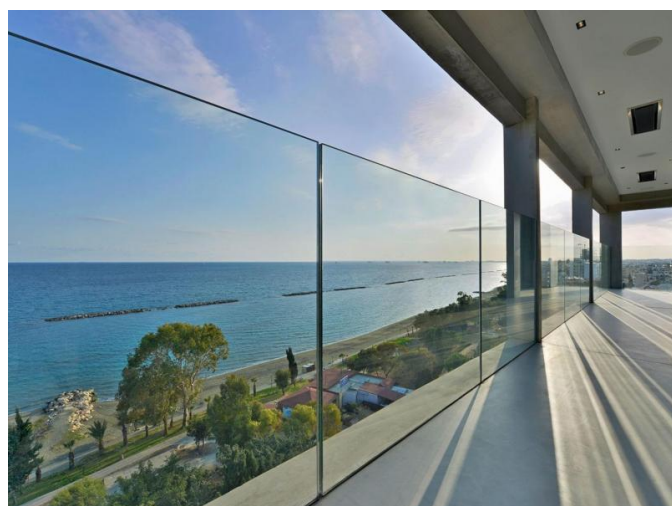
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