

**MODERN 3 BEDROOM APARTMENT  
SITUATED ON THE HILL WEST OF  
PANTHEA**

735 000 €

<b>Property Code:</b>	2218
<b>Location:</b>	Limassol - PANTHEA
<b>Bedrooms:</b>	3
<b>Renovation:</b>	Modern
<b>Heating:</b>	Underfloor heating
<b>Distance to the sea:</b>	6 km
<b>Status:</b>	Under Construction
<b>Uncovered verandas, m<sup>2</sup>:</b>	130

<b>Type:</b>	Sale - Apartment
<b>Internal Area:</b>	153 m <sup>2</sup>
<b>Bathrooms:</b>	3
<b>Floor:</b>	1
<b>Year of construction:</b>	2021
<b>Distance to airport:</b>	60 km
<b>VAT:</b>	plus VAT
<b>Covered verandas, m<sup>2</sup>:</b>	52

**Property features:**

Unfurnished	Heating	Air Condition	Parking - Covered
VRV central ceiling system	Private Pool	Store Room	Solar panels for hot water
Double Glazing	Garden	Parking	

**Description:**

**3 bedroom apartment covered area 153 sq.m / covered veranda 52sqm / uncovered veranda 130 sq.m / other covered area 80 sq.m / pool 36 sq.m / total private area 476 sq.m**  
**Price 735.000 euro plus VAT**

Situated on the hill west of Panthea, is only a few minutes away from the heart of Limassol and at the same time it enjoys the advantages of a tranquil and peaceful environment.

We have designed the buildings giving great emphasis in indoor comfort and functionality as well as big verandas from which its residence will be able to enjoy the spectacular city and sea view. Furthermore, our main priority is to equip the buildings with top quality materials and to offer excellent finishing standards.

Each apartment has its own covered parking space and private store room, while the central entrance of the building will be controlled by a video intercom system.

Furthermore will have:

Underfloor heating (Hot water circulation).

Conseal Aircondition in the living room.

Split unit Airconditions in all other areas.

False ceilings in the living room with hidden lights.

Hot Water circulation system.

Security cameras with two week digital recording around the building and the entrance.

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**Technical Specifications**

**Structure**

The building is designed to comply fully with the European regulation of the anti- seismic code.

**Brickwork**

Exterior walls will be of 25cm bricks.

Internal partition walls will be of 10cm hollow bricks.

**Thermal Insulation**

5cm polystyrene will be placed on all the external walls of each apartment.

Foam concrete and Extruded polystyrene will be placed in all internal apartment areas.

The Building Energy Efficiency is classified as category A

**Security**

Security cameras with one week digital recording around the building and the entrance.

**Water Proofing**

Bituminous membrane will be covering the verandas and the underground parts of the building.

Bituminous membrane with small stones will be covering the roof.

**Walls / Ceilings**

External walls: 3 coats of paint for external use or grafiato of no more than 2mm.

Internal Walls: 4 coats of plaster (3rd coat with net) and 3 coats of emulsion paint.

Bathroom and W.C.: excellent quality ceramic tiles which can be chosen from our pre- selected collection.

Ceilings: 2 coats of finishing plaster and 3 coats of emulsion paint.

**Decoration**

False ceilings with concealed lights in the living rooms

**Glazing**

Door and windows will be double-glazed in aluminium frames.

Electrical roller shutters will be fitted in all bedrooms.

**Floor Finishes**

Common areas & staircase: granite based on the architect's choice.

Internal areas: excellent quality ceramic tiles of prime cost €25/m<sup>2</sup> or with quality laminate wooden floor of prime cost €30/m<sup>2</sup>.

Bathroom: covered with excellent quality ceramic tiles of prime cost €25/m<sup>2</sup>.

Verandas: covered with excellent quality ceramic tiles of prime cost €25/m<sup>2</sup> pre selected by the architect of the project.

Parking : will be made of patented and coloured grey reinforced concrete 12cm high.

**Sanitary Fitting**

All apartments will be equipped with high quality sanitary fittings and accessories.

**Kitchen Fittings**

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The kitchen will be fully fitted with high quality cupboards and overhead wall units.  
Quality sinks with high quality mixers will be fitted.  
White Nano Crystallised Glass counters.

**Doors**

Common Area and Apartment entrance doors: will be manufactured according to the European Standards of fire resistance regulations.  
Apartment internal doors: High quality doors.

**Heating / Cooling**

Underfloor central heating (with water) in all areas of each apartment.  
Concealed Air-conditioning in the living rooms.  
Air-conditioning in the remaining areas of each apartment.

**Plumbing**

Water meter for each apartment.  
Pipe in Pipe will be used for potable, hot and cold water.  
A pressurised solar heater with pump and water tank of 800 litres capacity will be included.  
A Hot Water circulation system will be included

**Electrical Installation**

Complying with all requirements of the Cyprus Electricity Authority.  
Telephone line is installed in all rooms.  
TV points are provided in all rooms, connected to a central antenna.  
Sufficient number of power points in all rooms.  
A video-intercom system will be installed for the main entrance door of the building.  
Automated lighting system in the entrance, corridors and parking area.

**Provisions**

Security system - Burglar Alarm sensors to cover all main areas of the apartment.  
Dishwasher in the kitchen.  
Satellite antenna.  
Structure cabling.  
Home cinema in the living room.  
Wall mounted plasma TV in the living room and bedrooms.  
Fly screens

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