

**MODERN 3 BEDROOM APARTMENTS
BETWEEN COLUMBIA - GERMASOGIA AREA
LIMASSOL**

560 000 € —980 000 €

Property Code:	2634	Type:	Sale - Apartment
Location:	Limassol - COLUMBIA	Bedrooms:	3
Bathrooms:	3	Renovation:	Modern
Number of floors:	3	Heating:	Central heating
Year of construction:	2021	Distance to the sea:	3 km
Distance to airport:	60 km	Status:	New
VAT:	plus VAT		

Property features:

Unfurnished	Heating	Air Condition	Telephone Line
Store Room	Solar panels for hot water	Double Glazing	Balcony

Description:

COMPLETION: September 2021

APARTMENT 1 - 3 BEDROOM - COVERED AREA 112 SQ.M - COVERED VERANDA 27SQ.M - PRICE 560.000 PLUS VAT

APARTMENT 2 - 2 BEDROOM - COVERED AREA 88 SQ.M - COVERED VERANDA 23 SQ.M - PRICE 390.000 PLUS VAT

APARTMENT 3 - 3 BEDROOM - COVERED AREA 112 SQ.M - COVERED VERANDA 27SQ.M - PRICE 590.000 PLUS VAT

APARTMENT 4 - 2 BEDROOM - COVERED AREA 88 SQ.M - COVERED VERANDA 23 SQ.M - PRICE 410.000 PLUS VAT

APARTMENT 5 - 3 BEDROOM - COVERED AREA 154 SQ.M - COVERED VERANDA 92SQ.M PRIVATE ROOF GARDEN 91 SQ.M - PRICE 980.000 PLUS VAT

Common areas & staircase flooring based on Architect's choice.

Apartment living room corridors & bedrooms: covered with high quality laminate. Wooden floor.

Selection from a preselected range of different colors.

Bathroom: Covered with excellent quality ceramic tiles which can be chosen from our preselected collection.

Kitchen: Laminate wooden floor of high quality. Selection from a preselected range of different

27.04.2026

colors.

☐ Verandas & Roof garden: Floor of Architects choice.

Thermal Insulation & Water Proofing

☐ Thermal insulation, according to the legal requirements. (A study has been issued from the Mechanical Engineer of the project, which is included to the building permit of the project)

☐ Water proofing: Two layers of bituminous membrane are covering the roof and the verandas.

Wall Finishes

☐ External walls: Special System for thermal insulation.

☐ Internal walls: 3 layers of plaster and 3 layers of paint.

☐ Kitchen, Bathroom and W.C: ceramic tiles of high quality. Selection of a variety of materials.

Woodwork

☐ Main door of the building: Based on the architectural drawings.

☐ Common Area Doors: Manufactured according to the European Standards of fire resistance regulations.

☐ Indoors: Made in Italy - Flush doors with a variety of finishes to choose from. Provided by Rooms.

☐ Apartment entrance doors: Manufactured according to the European Standards of fire resistance regulations. Provided by Rooms, security doors, design according to Architects plans.

☐ Kitchen: Made in Italy - Manufactured in quality polymeric finish. Possibility of selecting from variety of finishes. The kitchen is provided by Rooms.

☐ Wardrobes: Made in Italy - Manufactured in polymeric finish. Possibility of selecting from variety of finishes. Provided by Rooms.

Aluminum/Metal

☐ 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.

External space

☐ Gates: Electrical gate/sensor opening. Operated with remote control.

☐ Landscaping will take place at the external areas of the building.

Sanitary & Plumbing

☐ All apartments will be equipped with high quality sanitary fittings and accessories. Pipe in pipe

system is used for the plumbing installation. The building provides solar heater for each apartment.

□ Installation of pressure pumps system.

Electrical Installations

□ Electrical installation is based on the regulation of the Electricity Authority of Cyprus. A Study has been issued by the consultant Electrical Engineer, which is included in the building permit of the project.

□ Structure cabling.

□ Central provision for satellite dish.

□ Security access key rings and video-intercom system at the main entrance 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.

Parking Places & Storage Rooms

□ Parking Place: Each apartment has one private covered parking place.

□ Store Room: Each apartment has one private store.

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