

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

560 000 € — 980 000 €

<b>Property Code:</b>	2634
<b>Location:</b>	Limassol - COLUMBIA
<b>Bathrooms:</b>	3
<b>Number of floors:</b>	3
<b>Year of construction:</b>	2021
<b>Distance to the airport:</b>	60 km
<b>VAT:</b>	plus VAT

<b>Type:</b>	Sale - Apartment
<b>Bedrooms:</b>	3
<b>Renovation:</b>	Modern
<b>Heating:</b>	Central heating
<b>Distance to the sea:</b>	3 km
<b>Status:</b>	New

**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 27 SQ.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 27 SQ.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 92 SQ.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

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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