

# MODERN 3 BEDROOM GROUND FLOOR APARTMENT WITHIN SMOOTH ACCESS TO ALL AMENITIES

€ 2 100 /month

<b>Property Code:</b>	2672	<b>Type:</b>	Long-term rent - Apartment
<b>Location:</b>	Limassol - COLUMBIA	<b>Internal Area:</b>	130 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Floor:</b>	0	<b>Number of floors:</b>	4
<b>Energy class:</b>	A+	<b>Year of construction:</b>	2020
<b>Distance to the sea:</b>	1.5 km	<b>Distance to airport:</b>	60 km
<b>Covered verandas, m<sup>2</sup>:</b>	30		

## Property features:

Elevator	Furnished	Unfurnished	Air Condition
Parking - Covered	Parking - Uncovered	Telephone Line	Solar panels for hot water
Double Glazing	Washing machine	Dish washer	Cooker
Extractor Fan	Parking	Refrigerator	Balcony

## Description:

Luxurious few years old ground floor 3 br apartment of 130sqm in a new 4 store building with 4 apartments only (1 apartment on each floor) is situated in a very quiet neighbourhood in Columbia/Germasogia area, which is close to all amenities, such as supermarkets, pharmacy, banks, schools and kindergartens, with smooth access to the high way, 5 min drive to the sea.

It consists of semi open plan living/kitchen area with a spacious outdoor covered veranda of 60 sqm with amazing panoramic and partial sea views with extra balcony at the back side which has an exit from kitchen area. There's 1 very large master bedroom with en suite shower and fitted double wardrobes; 2 other double bedrooms share a family bathroom. In addition there's a guest wc, storage space and covered parking place.

The property is built using the latest technologies of thermoisolation and high end materials, such as double glazed thermo isolated windows with electric shutters, A/C, wooden parquet flooring, high quality sanitary wears and all electric appliances, solar panels for hot water preparation.

The apartment comes for rent fully furnished with highest quality electric appliances and air-conditioned.

Viewings are very much suggested to be appreciated by the level and quality of property.

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