

## MODERN LUXURY APARTMENTS LOCATED IN THE HEART OF LIMASSOL

305 000 € —390 000 €

<b>Property Code:</b>	2774	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - CITY CENTER	<b>Internal Area:</b>	70 m <sup>2</sup>
<b>Bedrooms:</b>	1	<b>Bathrooms:</b>	2
<b>Number of floors:</b>	10	<b>Heating:</b>	Underfloor heating
<b>Energy class:</b>	A+	<b>Year of construction:</b>	2021
<b>Distance to the sea:</b>	3 km	<b>Distance to airport:</b>	60 km
<b>Status:</b>	New	<b>VAT:</b>	plus VAT
<b>Covered verandas, m<sup>2</sup>:</b>	14		

### Property features:

Common Pool	Unfurnished	Heating	Air Condition
Alarm	Solar panels for hot water	Double Glazing	Garden
Parking	Balcony		

### Description:

Located in the heart of Limassol commercial center right off Makarios Avenue, is a residential landmark for citizens of the world. Intelligently designed and suited to both singletons, fast-paced professionals and families, the 1, 2, 3 and 4-bedroom apartments are equipped with all your essential comforts – from efficient to state-of-the-art technology.

Specifically addressed to people who work in the city and enjoy the lively lifestyle of a vibrant community. Residence cleverly spreads over 10 floors, boasting modern architecture and elegant interiors. It is here where the city wakes and sleeps, encompassed through living in a residence to last for a lifetime.

A building which offers a complete lifestyle approach, is a private residence right in the middle of the city action. The building's reception area resembles a hotel lobby, giving the feeling of a heightened residential experience, which allows residents to relax as soon as they enter

The common swimming pool, elevated from street level as is the entire building, offers added privacy despite the busy surroundings. Residents can relax and enjoy their swim daily; a state-of-the-art gym is located next to the pool, promoting the idea of wellness as an essential component of modern citizen life.

Families will find particularly exciting, as there is a dedicated kids' playground, enabling them to allow children to play, all within the safety of their own home.

offers a modern approach to city living; electric vehicle chargers at its own underground parking reinforce the lifestyle choices of residents. CCTV is installed throughout the building while access to the underground parking and to the main building is provided via a smart communication system

including smart parking technology.

Modern architecture and clever use of space creates spacious common areas such as a pool, gym and playground, offering a premium living experience to its privileged residents. Each unit comes with verandas, opening up the space one can live in, entertain at and enjoy life in the busy city centre.

Underground parking for all apartments is a great feature of the building, in a location where parking is scarce. The safety of vehicles is ensured while each resident enjoys immediate access to their building. Electric vehicle chargers pay justice to the building's effort to be sustainable and technologically forward-thinking.

The building belongs to a Category A ECO building while over 30% of electricity comes from solar panels, transforming it into a sustainable development in the middle of the city, blending harmoniously with the busy surroundings. VRV A/C and underfloor heating optimise the living experience throughout the year, with state-of-the-art technology maximising interior climate and energy-saving; the latter further reinforced with energy-saving lights in each apartment and throughout the building's common spaces. Advanced heat insulation is applied to further reduce energy consumption.

1 bedroom apartments consists of covered areas 70sqm covered verandas 15 sq.m

Prices starts from 305.000 plus VAT -390.000 plus VAT

2 bedroom apartments consists of covered areas 91 / or 93 sq.m covered verandas 34 / or 40 sq.m

Prices starts from 420.000 plus VAT- 555.000 plus VAT

3 bedroom apartments consists of covered areas 132 sqm covered verandas 32 sq.m

Prices starts from 725.000 plus VAT - 845.000 plus VAT

The project is currently under construction and the estimated delivery date in December 2020

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Designed by one of Cyprus's leading interior design bureaux

