

# BRAND NEW AND MODERN 4 BEDROOM DUPLEX APARTMENT AT NEAPOLIS

880 000 €

<b>Property Code:</b>	2786
<b>Location:</b>	Limassol - NEAPOLIS
<b>Bedrooms:</b>	4
<b>Renovation:</b>	Modern
<b>Number of floors:</b>	4
<b>Year of construction:</b>	2021
<b>Distance to airport:</b>	60 km
<b>VAT:</b>	plus VAT

<b>Type:</b>	Sale - Apartment
<b>Internal Area:</b>	142 m <sup>2</sup>
<b>Bathrooms:</b>	3
<b>Floor:</b>	4
<b>Heating:</b>	Underfloor heating
<b>Distance to the sea:</b>	400 m
<b>Status:</b>	New
<b>Covered verandas, m<sup>2</sup>:</b>	30

## Property features:

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

## Description:

Amazing a premium apartment development located in the centre of everything, in Neapo Area 500 meters from the beach.

It comprises six apartments with covered parking. Privacy and security features are integrated into the overall design concept.

Residence is close to all essential amenities. A range of luxury shops, cafeterias, and also a number of international banks and an enormous choice in supermarkets, malls, specialty shops, boutiques, zoo, entertainment venues, restaurants and coffee shops, schools, medical facilities and municipality offices are located near the development.

The city presents many diverse cultural activities. Top class international artistes visit Limassol regularly, and throughout the year there are numerous opportunities to enjoy theatre, ballet, opera, pop, rock and jazz productions. Limassol is also gaining quite a reputation for its diverse cuisine. It is easy to find excellent restaurants specializing in foods from all around the globe.

**4 BEDROOM DUPLEX APARTMENT COVERED AREA 142 SQ.M COVERED VERANDA 30 SQ. UNCOVERED VERANDA 10 SQ.M TOTAL COVERED AREA 236.20 SQM APARTMENT HAVE A LAUNDRY ROOM AND FIREPLACE PRICE 880.000 EURO PLUS VAT**

EACH RESIDENCE INCLUDES ONE PARKING SPACE AND ONE STORAGE AREA

DELIVERY IN OCTOBER , 2021

SPECIFICATIONS OF THE BUILDING

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## **Tiling & flooring**

Living and dining areas - laminate parquet for heavy commercial use;

Kitchen areas - laminate parquet for heavy commercial use;

Bathrooms - porcelain tiles 60cm x 60cm or 60cm x 120cm;

Bedrooms - laminate parquet for heavy commercial use;

Balconies and patio areas - porcelain external tiles

Internal staircase - high quality marble;

Kitchen worktops - Corian;

Wardrobes and kitchen cabinets

High quality design Kitchens supplied by Cucina & Cucina, Da Noi or similar;

High quality design built-in wardrobes supplied by Cucina & Cucina, Da Noi or similar;

## **Doors and windows**

External sliding doors and windows ALUMIL with double glazing and exterior glass with low e coating;

Internal doors - High quality Medium Density Fibreboard - gloss finish or decorative laminate. Complete with metal door handle, lock, doorstop, supplied by Cucina & Cucina, Da Noi or similar;

External main door of flats - Security armoured door with security lock and steel frame with decorative laminate or lacquered finish inside and out supplied by Da Noi or similar;

## **Plumbing**

Water pressure pump

Sanitaryware and mixer taps

High quality Sanitary Fittings in white porcelain (Villeroy & Boch or Gala or similar) complete with chrome plated accessories.

Grohe Chrome finish single lever taps.

High quality corian sink for kitchen.

## **Heating and cooling**

Provision for VRV.

Provision for storage heaters

Under floor electrical heating system DEVI or similar at WC and corridors.

## **Fireplace**

Fireplace ( eco or natural ) at living room at apartments located at 3-rd and 4-th floors.

## **Electric Gates**

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Heavy type mechanism 2000KG.

CCTV (video surveillance), door videophone and access system

There will be a video entry/access phone system Dahau or similar comprising an indoor monitor in each apartment, a camera unit with night visibility.

As well there will be 4/8 video cameras located at parking places and at the front of entrance doors. Cameras will be connected with VCR with possibility to keep all records at Cloud.

Apartments Intruder Alarm System

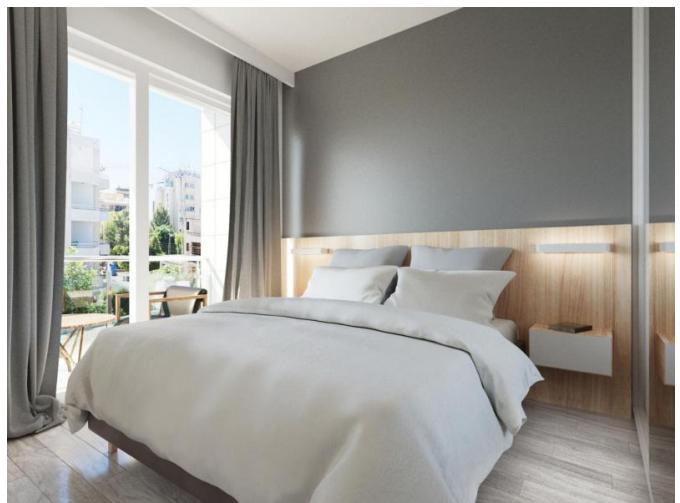
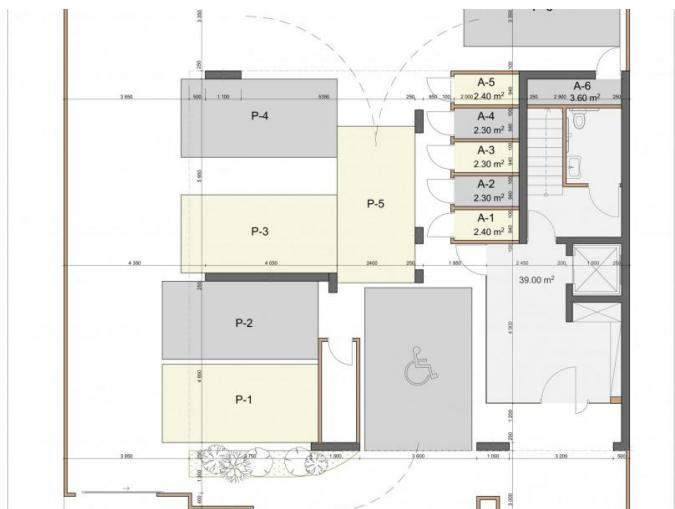
Provision for each room, power supply and structural cabling point to main intruder alarm panel for voice and/or data for communication.

**Energy efficiency of building is Class B+**



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