

# LIMITED COLLECTION OF 3-BEDROOM PENTHOUSES ON THE LIMASSOL SHORELINE

3 620 000 € —4 410 000 €

<b>Property Code:</b>	2808	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS TYCHONAS	<b>Internal Area:</b>	178 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Heating:</b>	Underfloor heating	<b>Energy class:</b>	A
<b>Year of construction:</b>	2021	<b>Distance to the sea:</b>	300 m
<b>Distance to airport:</b>	55 km	<b>Status:</b>	Under Construction
<b>VAT:</b>	+VAT	<b>Uncovered verandas, m<sup>2</sup>:</b>	31
<b>Covered verandas, m<sup>2</sup>:</b>	85		

## Property features:

Common Pool	Heating	Air Condition	Telephone Line
Alarm	Furnished	Solar panels for hot water	Double Glazing
Garden	Oven	Washing machine	Dish washer
Cooker	Extractor Fan	Parking	Refrigerator
Balcony	Furniture		

## Description:

Situated on one of Cyprus' most beautiful and soughtafter shorelines, this limited collection of new homes is surrounded by expansive terracing with lush planting and ornate pools, all with magnificent uninterrupted sea views. The unrivalled location puts buyers at the heart of everything Limassol has to offer - combining the best of cosmopolitan, global city living with old town charm.

Offering 300 days of sunshine a year and a coastline stretching as far as the eye can see, you may forget you are in a thriving cosmopolitan city that is

extremely well connected to Europe, the Middle East and Asia. A stroll through Limassol's elegant old quarter, surrounded by authentic tavernas and a medieval castle, remind you that this is a special place with heritage - a juxtaposition where history and modernity blend seamlessly.

At ground level, the Le Plaza Del Mar is set to become Cyprus' most exciting new mixed-use destination, offering world-class restaurants, a ciga lounge, wine bar and café, alongside the best in designer boutiques and high end retail outlets. The world-class services at Complex are as unobtrusive as possible, while remaining fully accessible. 24 hour services are available from our experienced concierge, always on hand to cater to your requests, from booking restaurants and taxis to organising cleaning services. The residences at Complex are in a secure gated environment, with monitored but discreet security systems. Underground and surface parking is provided to residents and access is strictly controlled, ensuring you can come

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and go with absolute peace of mind. This inspired collaboration with Complex is bringing Gianfranco Ferré Home's unique pieces to Cyprus for the first time, exclusively designed for residents of the Complex. Each room has been upgraded to offer the highest specification, with a focus on the finest materials, finishes and furnishing to deliver sophisticated elegance throughout.

## **KITCHEN**

- Bespoke Italian Arclinea kitchen
- Solid core cabinets with soft close doors and draws
- Miele and Bosch integrated appliances
- Ceasarstone Franke stainless steel under counter sink and three way mixer tap
- Marble or tile floors

## **LIGHTING**

Entrance and balcony ceiling lights. Internal ceilings with high quality basic PVC fittings.

## **SOCKETS & SWITCHES**

Double electric sockets and two way switches according to design. Shaving point in master bathroom.

## **ELECTRICAL**

## **HEATING & COOLING**

Under floor heating throughout. A.C. system in all main reception rooms and bedrooms can be used for cooling and heating. A heated towel rail in bathrooms.

## **COMMUNICATION**

Telephone points in living area, kitchen and bedrooms. Colour video phone connected to main lobby entrance and doorbell. Wi-fi points to cover all main areas.

## **SECURITY**

Security alarm system.

## **ENTERTAINMENT**

Central Satellite TV.

## **SMART HOME**

Basic smart home system.

## **Available apartments:**

c2302 Total area 264.06 m<sup>2</sup> PRICE 4 410 000 + VAT

c2402 Total area 223.08 m<sup>2</sup> PRICE 3 620 000 + VAT

35 mins Larnaca Airport

35 mins from Pafos Airport

40 mins to Troodos mountains

2 mins to highway exits

**Delivery Dates: September 2021**

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