

# NEW UNDER CONSTRUCTION LUXURY 4 BEDROOM APARTMENTS

€ 1 950 000 — € 2 150 000

<b>Property Code:</b>	2898	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - NEAPOLIS	<b>Internal Area:</b>	180 m <sup>2</sup>
<b>Bedrooms:</b>	4	<b>Bathrooms:</b>	4+
<b>Renovation:</b>	Design	<b>Number of floors:</b>	4
<b>Heating:</b>	Central heating	<b>Energy class:</b>	A
<b>Distance to the sea:</b>	100 m	<b>Distance to airport:</b>	60 km
<b>VAT:</b>	PLUS VAT	<b>Uncovered verandas, m<sup>2</sup>:</b>	10
<b>Covered verandas, m<sup>2</sup>:</b>	50		

## Property features:

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

## Description:

New Under Construction luxury 4 bedroom apartments

Consists of 4 Floors, 4 Apartments only, Private Entrance, Covered Parking Places and Storerooms , roof garden.

Located in Limassol Neapolis area only 100 m from the sandy beach, very close to all amenities and a short distance from the city center.

### TECHNICAL SPECIFICATIONS AND STANDARDS

#### FOUNDATIONS & CONCRETE STRUCTURE

Reinforced concrete based on an anti-seismic design. WALLS

INTERNAL WALLS: Thermal bricks of 10 cm thickness EXTERNAL WALLS: Thermal bricks of 30 cm thickness

WALL FINISHES: All surfaces will cover with spatula and 3 coats of emulsion paint.

The reinforced concrete frame of the building is covered with 5cm of insulated polysterene.

#### FLOORING

Living Room-kitchen: Marble or Granite Bedrooms: Solid parquet

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Bathrooms-Toilets: Ceramic tiles class A Entrance and Stairs: Natural Marble or granite

PLUMBING: German style pipe in pipe with manifold system

1. Water pressure pump
2. Water tank capacities: cold water tank 1500 litres boiler 200 litres

ELECTRICAL INSTALLATIONS: All electrical installations will be carried out in compliance with the E.A.C

Electrical accessories by LEGRAND ITALY. Video phone system .

Burglar Alarm.

COOLING AND HEATING: Full installation of central heating-cooling (VRV)

WINDOW FRAMES: UPVC with electrical shutters from DA NOI

KITCHEN: ITALIAN FROM DA NOI

ENTRANCE: Multi-point secure door Italian doors all from DA NOI

INTERNAL DOORS: Italian from DA NOI

WARDROBES: Italian from DA NOI

ELEVATOR: Schindler 3100

FLOOR	FLAT	BEDROOMS No	COVERED M2	BALCONY COVER M2	UNCOVER	COMMON	TOTAL M2	PRICE €
	No				BALCONY			
1oç /1st	101	4	175	50	4	15	244	<b>1,950,000.00</b>
2oç/2nd	201	4	180	50	—	15	245	<b>2,000,000.00</b>
3oç/3rd	301	4	176	45	10	15	246	<b>2,050,000.00</b>

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4oç/4th	401	4	169	41	ROOF GARDEN 85	15	310	<b>2,150,000.000</b>
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2 PARKING PLACES €10,000.00

1 STORE ROOM €10,000.00

V.A.T. not included in prices

ESTIMATED DELIVERY DATE : SEPTEMBER 2021

TITLE DEEDS GARANTIE!



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