

**BRAND NEW RESIDENTIAL BUILDING OF 4 FLOORS WITH ROOF GARDEN IN PRESTIGIOUS AREA** 1 650 000 €

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<b>Property Code:</b>	2908	<b>Type:</b>	Sale - Building
<b>Location:</b>	Limassol - COLUMBIA	<b>Renovation:</b>	Modern
<b>Number of floors:</b>	4	<b>Year of construction:</b>	2020
<b>Distance to the sea:</b>	1.4 km	<b>Distance to airport:</b>	60 km
<b>Status:</b>	New	<b>VAT:</b>	PLUS

**Property features:**

Air Condition	Parking - Covered	Parking - Uncovered	Telephone Line
VRV central ceiling system	Solar panels for hot water	Double Glazing	Oven
Washing machine	Dish washer	Cooker	Parking
Refrigerator	Balcony		

**Description:**

Luxurious brand new 4 store building with 4 apartments, one per floor and each one 3 bedrooms with 150 sqm covered areas plus verandas. The top floor apartment comes with an extra 1 bedroom independent apartment of 64sqm with uncovered veranda of 50 sqm offering marvellous panoramic views. The building sits on a plot of 547 sqm and 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.

Each apartment 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 building 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.

Floor Areas of the Building are as follows:

**GROUND**

Total Floor area: 150 sq.m. (without Verandahs)  
(130 sq.m private flat and 20 sq.m. communal area)

Covered Verandahs: 31.5 sq.m.

**1ST, 2ND AND 3RD FLOOR**

Total Floor area: 150 sq.m. (without Verandahs)

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(130 sq.m private flat and 20 sq.m. communal area)

Covered Verandahs: 28.5 sq.m.

**4TH FLOOR**

Total Covered Floor area: 64 sq.m.

(44 sq.m Private Storage Area of Flat on 3rd Floor and 20 sq.m. communal area)

Uncovered Verandah (belongs to Flat on 3rd Floor): 50 sq.m.

Uncovered Communal Space for Solar Panels and VRV Systems: 64 sq.m.

On Ground Floor there are five parking areas, four of which are covered.

All apartments are equipped with A/C - GREE, all electric appliances installed (cooker, oven, extractor fan, washing machine, refrigerator), modern lighting. One apartment also is fully furnished. The rest can be furnished if requested.

It is very good investment opportunity as can give a 6-7% yield from rent.

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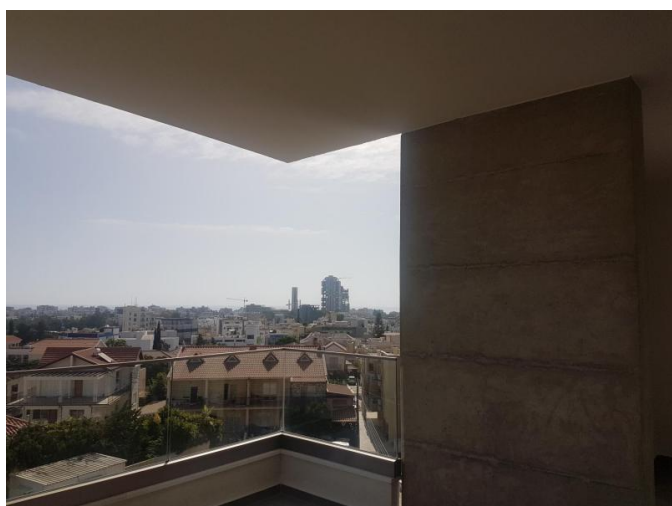
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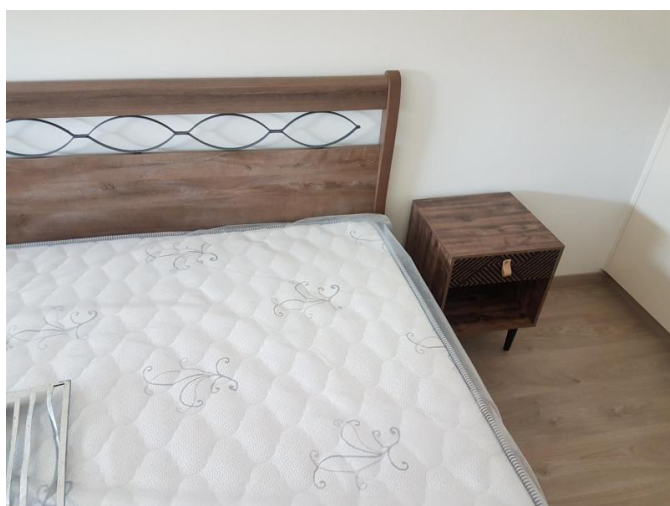
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