

<b>Property Code:</b>	3018	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - PANTHEA	<b>Internal Area:</b>	83 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Number of floors:</b>	3
<b>Year of construction:</b>	2021	<b>Distance to the sea:</b>	10 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>	23

**Property features:**

Unfurnished	Air Condition	Parking - Covered	Telephone Line
Store Room	Solar panels for hot water	Double Glazing	Balcony

**Description:**

**2 BEDROOM COVERED AREA 83 SQ.M TOTAL 116 SQ.M PRICE 300.000 - 310.000 EURO PLUS VAT**

**3 BEDROOM COVERED AREA 110 SQ.M ROOF GARDEN 63 SQ.M TOTAL 228 SQ.M PRICE 650.000 EURO PLUS VAT**

**COMPLETION: APRIL 2022**

Technical Specifications

□ The building is designed to comply fully with the European regulation of the anti- seismic code.

□ External walls are of 25cm thickness clad with polystyrene slabs for thermal insulation plaster to meet the standards for insulation.

Floor Coverings

□ Common areas & staircase: flooring based on Architect's choice.

□ Apartment living room corridors & bedrooms: covered with high quality laminate Wooden floor. Selection from a preselected range of different colours.

□ Bathroom: covered with excellent quality ceramic tiles which can be chosen from our pre- selected collection.

□ Kitchen : Laminate Wooden floor of high quality. Selection from a preselected range of different colours.

□ Verandas & Roof garden: Floor of Architects choice.

#### Thermal Insulation & Water Proofing

□ Thermal insulation, according to the legal requirements. ( A study has been issued from the Mechanical Engineer of the project/ Prime Desing consulting Engineering) , which is included to the building permit of the project)

□ Water proofing: Two layers of bituminous membrane are covering the roof and the verandas.

#### Wall Finishes

□ External walls: Special System for thermal insulation.

□ Internal walls: 3 layers of plaster and 3 layers of paint

□ Kitchen, Bathroom and W.C: ceramic tiles of high quality. Selection of a variety of materials.

#### Woodwork

□ Main door of the building: Based on the architectural drawings.

□ Common Area Doors: manufactured according to the European Standards of fire resistance regulations.

□ Indoors: Made in Italy - Flush doors with a variety of finishes to choose from.

Provided by Rooms- Door Arreda- model TL00.

□ Apartment entrance doors: Manufactured according to the European

Standards of fire resistance regulations. Provided by Rooms- Golden DoorSecurity locks, design according to Architects plans.

□ Kitchen: Made in Italy - manufactured in quality polymeric finish. Possibility of selecting from variety of finishes. The kitchen is provided by Rooms and is manufactured by GM Group- model Venditue.

□ Wardrobes: Made in Italy - manufactured in polymeric finish. Possibility of selecting from variety of finishes. Provided by Rooms and is manufacture by ZG company- model Gola.

#### Aluminium/Metal

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□ Storage Doors: Based on architectural drawings.

□ Doors and windows: Double glazed with colored glass in aluminium frame.

Based on the standards for the thermal insulation.(MU3000 for sliding. MU2000 for opening.

External space

□ Gates: Electrical gate/sensor opening. Operated with remote control.

□ Landscaping will take place at the external areas of the building.

Sanitary & Plumbing

□ All apartments will be equipped with high quality sanitary fittings and accessories. Pipe in pipe system is used for the plumbing installation. The building provides solar heater for each apartment.

□ Installation of pressure pumps system.

Electrical Installations

□ Electrical installation is based on the regulation of the electricity authority of Cyprus. A Study has been issued by the consultant Electrical Engineer- Prime Design Consulting Engineering, which is included in the building permit of the project.

□ Structure cabling

□ Central provision for satellite dish

□ Security access key rings and video-intercom system at the main entrance of the building.

□ Automatic lights in the entrance lobby and parking area of the building.

□ Provision for wireless alarm.

□ Provision for air-condition SPLIT UNITS

□ Provision for dish-washer, washing machine and dryer in each apartment.

□ Installation of USB ports in all the apartments.

□ Provision for electric heating units.

□ Provision for telephone line, internet and TV.

Parking Places & Storage Rooms

□ Parking Place: Each apartment has one private covered parking place.

□ Store Room: Each apartment has one private Store.

**BRAND NEW MODERN APARTMENTS IN  
PANTHEA , LIMASSOL**

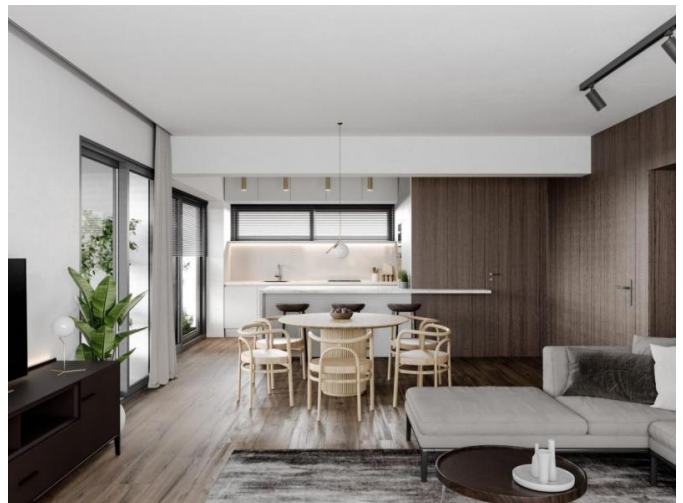
€ 300 000 — € 310 000

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# BRAND NEW MODERN APARTMENTS IN PANTHEA , LIMASSOL

€ 300 000 — € 310 000



TOTAL AREA (m <sup>2</sup> )	COVERED VERANDAS (m <sup>2</sup> )	UNCOVERED VERANDAS (m <sup>2</sup> )	PRIVATE GARAGE (n)
55.00	23.00		
55.00	17.00		
60.00	32.00		
60.00	30.00	5.00	63