

Property Code:	3018	Type:	Sale - Apartment
Location:	Limassol - PANTHEA	Internal Area:	83 m ²
Bedrooms:	2	Bathrooms:	2
Renovation:	Modern	Number of floors:	3
Year of construction:	2021	Distance to the sea:	10 km
Distance to airport:	60 km	Status:	New
VAT:	PLUS VAT	Covered verandas, m²:	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

□ 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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AREA (m2)	COVERED VERANDAS (m2)	UNCOVERED VERANDAS (m2)	PRIVATE GARAGE (m2)
5.00	23.00		
5.00	17.00		
0.00	32.00		
0.00	30.00	5.00	63