

## BRAND NEW MODERN APARTMENTS IN COLUMBIA AREA LIMASSOL

From 430.000 euro plus VAT

<b>Property Code:</b>	3096	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - COLUMBIA	<b>Internal Area:</b>	110 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>	6 km
<b>Distance to airport:</b>	60 km	<b>Status:</b>	New
<b>VAT:</b>	PLUS VAT		

### Property features:

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

### Description:

A PRIVILEGED LOCATION IN LIMASSOL

#### **JUNE 2021 DELIVERY**

Residence is situated in the privileged Columbia area, in the heart of Limassol, and boasts close proximity to all kinds of amenities: shops, restaurants, cafés and is walking distance to the Limassol seafront.

Designed for people to work, live and relax, this exceptional location gives residents and their guests the complete Limassol experience in the centre of the city.

#### DISCOVER YOUR NEW HOME

The private gated complex with private secured parking with remote access, landscaped green areas provide a lush oasis within this urban setting. Resident's enjoy access to private gym facilities for wellbeing and fitness, just some of the facilities the Hestia Residence has to offer.

Common exterior areas are developed with high-quality materials, creating a distinguished and warm welcoming environment. Closed-circuit television (CCTV), for all indoor and outdoor common areas offer residents added peace of mind.

A choice of 1, 2 and 3 bedrooms apartments all with pleasant living spaces designed for enjoyment, incorporating maximum quality in each design and finish. Spacious living room and large terraces, integrate the outdoors with the interior of each home.

Exclusive penthouses

In addition the

Residence offers **2 exclusive 4 bedroom penthouses, with expansive terraces offering panoramic sea views and the Limassol cost line. These exquisite penthouses offer private roof terrace with private roof top swimming pool and addition studio room and entertainment area.**

A high level of intricacy and detail

The approach for Residence is meticulous and measured, to reach the level of quality our apartments deserve and residents expect. Every last detail of the Hestia Residence has been designed with the utmost care and attention to detail. An array of features for each home, include:

Electric under floor central heating with individual controls.

Provisions for Energy efficient split unit air conditioning

Imported Custom designed kitchens & wardrobes

Granite worktops

Italian / Spanish Porcelain flooring & tiling

Sanitary ware (Roca)

Mixers & taps (Grohe)

Fly screens on windows & patio doors

Pressurized water system

Pipe in pipe plumbing system

Solar panel water heating

Private Storage Room for each home.

A 21st Century development

In order to achieve higher energy efficiency, the building design has taken into account several factors, such as improved thermal insulation of the building enclosure, higher efficiency of the windows and doors, energy efficient lighting, diminishing heat losses and reduced usage of non-renewable energies.

Each apartment is supplied with an advanced home automation system, with a digital colour touch screen for the management of lighting and devices. In addition homes can be either remotely controlled or from the interior of the home, via app (iOS and Android).

Smart locks integrated with Video doorbell settings, including door opening and visualisation of calls, managed through the screen as well. Additional smart home features all connected to monitoring and central control include:

Smart door/window open/close detectors

Smart motion detectors

Water leakage sensor accompanied with water open/close smart valve

Gas & Smoke sensors

Smart Siren

1 bedroom	covered area 52	covered veranda 18	uncovered verandas 7	common area 7	store 5	total covered area 82
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3 bedrooms	covered area 110	covered veranda 33	uncovered verandas	common area 15	store 5	total covered area 163
4 bedroom + studio PENTHOUSES	covered area 193 - 202	covered veranda 35 -35	uncovered verandas 210 -263	common area 27 -27	store 27 - 27	total covered area 282 -291





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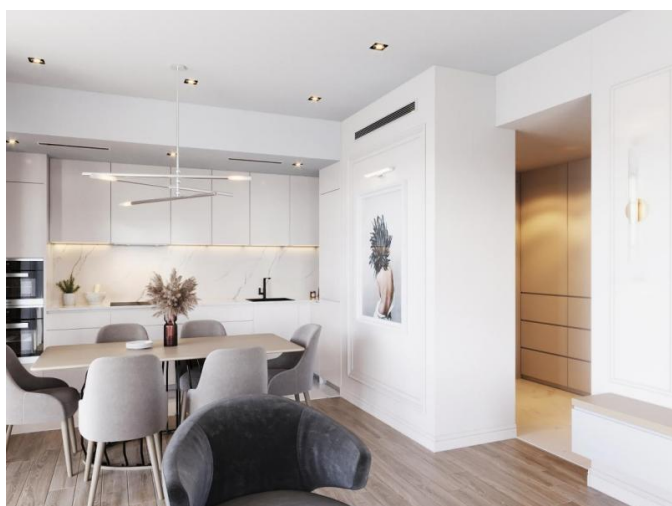
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