

## BRAND NEW MODERN APARTMENTS IN LINOPETRA AREA LIMASSOL

From 359.000 Euro plus VAT

<b>Property Code:</b>	3102	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	82 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Number of floors:</b>	4
<b>Heating:</b>	Underfloor heating	<b>Energy class:</b>	A
<b>Distance to the sea:</b>	6 km	<b>Distance to airport:</b>	60 km
<b>VAT:</b>	PLUS VAT	<b>Uncovered verandas, m<sup>2</sup>:</b>	23
<b>Covered verandas, m<sup>2</sup>:</b>	7		

### Property features:

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

### Description:

PERFECTLY PLACED unique residential address located in the exclusive Ayios Athanasiou "Jumbo" Area of Limassol, in the heart of Cyprus' most cosmopolitan destination

is a stunning new private estate of apartment residences, offering a modern and truly luxurious environment. Residence 28 consists of two buildings made up of 1, 2 & 3 bedroom apartments, and 3 & 4 bedroom Deluxe Penthouses offering private roof top pool and unobstructed sea views.

**OFF PLAN 18 MONTHS DELIVERY**

*from €244,000 + VAT*

### INFINITE POSSIBILITIES

consists of two buildings made up of 1, 2 & 3 bedroom apartments, and 3 bedroom Deluxe Penthouses offering private roof top pool and unobstructed sea views.

Unique design and elegance, All residences are built to the highest standards; incorporate the finest materials, and offer additional leisure and lifestyle amenities that make " an exceptional place to live.

### Providing highest levels of comfort - Apartment Features:

Under floor Central Heating

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Custom Designed Kitchens & Wardrobes  
Granite Worktops  
Porcelain flooring  
Sanitary Ware (Roca)  
Mixers & taps (Grohe)  
Fly Screens on Windows & Patio Doors  
Decorative ceilings with hidden lighting  
Security Door  
Video Phone Entry System  
Pressurized Water System  
Pipe in Pipe plumbing System  
Solar Panel Water Heating  
Thermal Insulation throughout (extruded polystyrene)  
Covered secured Parking & Private Storeroom

## A WEALTH OF AMENITIES - Amenities:

Gated Secured Complex  
CCTV for all Common Areas  
Luxury entrance Lobby  
Decorative Architectural LED lighting for Common Areas  
Residence only Gym Facilities  
Overflow outdoor Swimming Pool  
Children's Pool  
Residence only Events/conference facilities  
Fully Landscaped Garden areas  
Private Secured Parking for residents  
Property Management Services

**THE LIMASSOL LIFESTYLE** From beautiful promenades to historical monuments, where the traditional and the contemporary blend to create a unique Mediterranean. Offering some of the best private schools and hospitals, stylish marinas, top class restaurants, traditional taverns, vibrant nightlife and boutique shopping districts; Limassol offers something for everyone.

**PERFECTLY PLACED** - CYPRUS can entertain, engage and amuse for a lifetime. The perfect place for everybody from young children to globe-trotting businessmen. Whether you seek peace and tranquillity or adventure and excitement an array of options. Offering an array of beautiful sandy beaches, while picturesque villages, ancient monuments and majestic mountains.

## BUILDING A

APT. NO.	BEDROOMS	COVERED INDOOR M <sup>2</sup>	COVERED VERANDA M <sup>2</sup>	UN-COVERED VERANDA M <sup>2</sup>	COMMON AREA M <sup>2</sup>	STORAGE ROOM AREA M <sup>2</sup>	TOTAL AREA M <sup>2</sup>	EURO PRICE € (BEFORE VAT )
A101	3	109	20	-	11	2.5	142.5	<b>€423,500</b>
A102	2	81.5	23.5	7	8	2.5	122.5	<b>€370,000</b>
A103	1	55.5	13	7.5	5	2.5	83.5	<b>€252,000</b>

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A104	1	55.5	13	7.5	5	2.5	83.5	<b>€252,000</b>
A201	3	109	20	-	11	2.5	142.5	<b>€454,000</b>
A202	2	81.5	23.5	-	8	2.5	115.5	<b>€375,000</b>
A203	1	55.5	13	-	5	2.5	76	<b>€247,000</b>
A204	1	55.5	13	-	5	2.5	76	<b>€247,000</b>
A301	3	109	20	-	11	2.5	142.5	<b>€484,000</b>
A302	2	81.5	23.5	-	8	2.5	115.5	<b>€400,000</b>
A303	1	55.5	13	-	5	2.5	76	<b>€267,500</b>
A304	1	55.5	13	-	5	2.5	76	<b>€267,500</b>
A401	3+	122.5	32.5	183	16	14	368	<b>€1,025,000</b>
A402	3	102	35.5	28.5	13	3	182	<b>€870,000</b>

**BUILDING B**

APT. NO.	BEDROOMS	COVERED INDOOR M <sup>2</sup>	COVERED VERANDA M <sup>2</sup>	UN-COVERED VERANDA M <sup>2</sup>	COMMON AREA M <sup>2</sup>	STORAGE ROOM AREA M <sup>2</sup>	TOTAL COVERED AREA M <sup>2</sup>	EURO PRICE € (BEFORE VAT )
B101	2	85	18	7.5	7	2.5	120	<b>€359,500</b>
B102	3	108	26	-	10	2	146	<b>€434,000</b>
B103	1	56	19	-	5	2	82	<b>€244,000</b>
B104	2	85	30	-	7	2	124	<b>€368,500</b>
B201	2	85	19	-	7	2	113	<b>€360,000</b>
B202	3	108	21	-	10	2	141	<b>€449,000</b>
B203	1	56	11	-	5	2	74	<b>€236,000</b>
B204	2	85	17	-	7	2	111	<b>€353,500</b>
B301	2	85	19	-	7	2	113	<b>€384,000</b>
B302	3	108	21	-	10	2	141	<b>€479,000</b>
B303	1	56	11	-	5	2	74	<b>€251,500</b>
B304	2	85	17	-	7	2	111	<b>€378,000</b>
B401	4+	138	45	172	16	9	208	<b>€1,185,000</b>
B402	3+	112.5	31	61	13	2	158.5	<b>€900,000</b>

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