

BRAND NEW MODERN APARTMENTS IN LINOPETRA AREA LIMASSOL

From 434.000 Euro plus VAT

| | | | |
|---|--------------------------------|-----------------------------|--------------------|
| Property Code: | 3103 | Type: | Sale - Apartment |
| Location: | Limassol - AGIOS ATHANASIOS | Internal Area: | 108 m ² |
| Bedrooms: | 3 | Bathrooms: | 2 |
| Renovation: | Modern | Number of floors: | 4 |
| Heating: | Underfloor heating | Energy class: | A |
| Distance to the sea: | 6 km | Distance to airport: | 60 km |
| Status: | New | VAT: | PLUS VAT |
| Covered verandas, m²: | 26 | | |

Property features:

| | | | |
|----------------|-------------|----------------------------|----------------|
| Common Pool | Unfurnished | Heating | Air Condition |
| Telephone Line | Store Room | Solar panels for hot water | Double Glazing |
| Garden | 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 ² | COVERED VERANDA M ² | UN-COVERED VERANDA M ² | COMMON AREA M ² | STORAGE ROOM AREA M ² | TOTAL AREA M ² | EURO PRICE € (BEFORE VAT) |
|----------|----------|-------------------------------|--------------------------------|-----------------------------------|----------------------------|----------------------------------|---------------------------|----------------------------|
| A101 | 3 | 109 | 20 | - | 11 | 2.5 | 142.5 | €423,500 |
| A102 | 2 | 81.5 | 23.5 | 7 | 8 | 2.5 | 122.5 | €370,000 |
| A103 | 1 | 55.5 | 13 | 7.5 | 5 | 2.5 | 83.5 | €252,000 |

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

BUILDING B

| APT. NO. | BEDROOMS | COVERED INDOOR M2 | COVERED VERANDA M ² | UN-COVERED VERANDA M ² | COMMON AREA M2 | STORAGE ROOM AREA M2 | TOTAL COVERED AREA M2 | EURO PRICE € (BEFORE VAT) |
|----------|----------|-------------------|--------------------------------|-----------------------------------|----------------|----------------------|-----------------------|----------------------------|
| B101 | 2 | 85 | 18 | 7.5 | 7 | 2.5 | 120 | €359,500 |
| B102 | 3 | 108 | 26 | - | 10 | 2 | 146 | €434,000 |
| B103 | 1 | 56 | 19 | - | 5 | 2 | 82 | €244,000 |
| B104 | 2 | 85 | 30 | - | 7 | 2 | 124 | €368,500 |
| B201 | 2 | 85 | 19 | - | 7 | 2 | 113 | €360,000 |
| B202 | 3 | 108 | 21 | - | 10 | 2 | 141 | €449,000 |
| B203 | 1 | 56 | 11 | - | 5 | 2 | 74 | €236,000 |
| B204 | 2 | 85 | 17 | - | 7 | 2 | 111 | €353,500 |
| B301 | 2 | 85 | 19 | - | 7 | 2 | 113 | €384,000 |
| B302 | 3 | 108 | 21 | - | 10 | 2 | 141 | €479,000 |
| B303 | 1 | 56 | 11 | - | 5 | 2 | 74 | €251,500 |
| B304 | 2 | 85 | 17 | - | 7 | 2 | 111 | €378,000 |
| B401 | 4+ | 138 | 45 | 172 | 16 | 9 | 208 | €1,185,000 |
| B402 | 3+ | 112.5 | 31 | 61 | 13 | 2 | 158.5 | €900,000 |

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