

**AN EXCELLENT AND EXCLUSIVE  
RESIDENTIAL COMPLEX LOCATED IN A  
BEAUTIFUL GREEN AREA...**

550 000 € —890 000 €

<b>Property Code:</b>	3240	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - GREEN AREA	<b>Internal Area:</b>	202 m <sup>2</sup>
<b>Plot Area:</b>	260 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Modern
<b>Number of floors:</b>	3	<b>Year of construction:</b>	2022
<b>Distance to the sea:</b>	6 km	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Under Construction	<b>VAT:</b>	PLUS VAT
<b>Uncovered verandas, m<sup>2</sup>:</b>	34	<b>Covered verandas, m<sup>2</sup>:</b>	21

**Property features:**

Unfurnished	Air Condition	Parking - Covered	Parking - Uncovered
Telephone Line	Private Pool	Store Room	Laundry room
Solar panels for hot water	Double Glazing	Garage	Garden

**Description:**

**OVERVIEW**

**HOUSES**

**Bedrooms:**3 -4 -5

**Bathrooms:** 3

**Floors:** 2 - 3

**Parking Spaces:** 1 - 2

**Basement:** No, Yes

**Internal Covered:** 144 -202 m<sup>2</sup>

**Covered Veranda:** 14.67 - 102.26 m<sup>2</sup>

**Uncovered Veranda:** 9.43 - 62.9 m<sup>2</sup>

**Covered Parking:** 15 - 30 m<sup>2</sup>

**Storage:** 1 m<sup>2</sup>

**Plot:** 240 - 258 m<sup>2</sup>

**Status:** Off plan

**Energy Efficiency Rating:** A

**Delivery Date:** December 2022

**Units:** 18

is a residential complex comprising by contemporary private houses and an apartment block. The project is decorated with an elegant style that expresses the Mediterranean lifestyle with its magnificent hill and coast views; presenting breathtaking peace, tranquility and comfort.

16.12.2025

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## THE PROJECT

consists of 8 private houses and 10 apartments in a complex, offering a comfortable and modern design with spacious gardens, communal and private pools, in one of the first-class areas of Limassol, Germasogeia - Mersinès, next to a green area where you can enjoy magnificent sceneries and silence, being easily accessible from the city center.

## DETAILS

8 houses and 10 apartments

Modern design

Green calm area

Residential complex

Roof gardens

Communal and private pools

Generous interiors

## COMFORTABLE LIFESTYLE

the project is unique in its design, as well as the site where this complex is located. Developed in a green area with high quality materials and finishes, with a stunning interior and exterior design that defines the whole complex as a practical, comfortable and stylish project.

ELEGANT AND STYLISH DESIGN, GREEN AND QUIET AREA, GORGEOUS LANDSCAPE AND PANORAMIC VIEWS. ENJOYING LIFE IN ONE OF THE PICTURESQUE AREAS OF THE CITY

## TURNKEY FINISHES

| High-quality ceramic tiles in living room | Laminate flooring in bedrooms | Quality ceramic tiles in bathrooms & toilets | Double glazing aluminium window frames | High quality entrance doors | Provision for A/C split units in all rooms | Sanitary wear from European brands | High-quality kitchen and wardrobes from European brands | Countertops made of artificial granite | High ceilings (2.90 - 3.20m)

## LOCATION

The project is located in Mersinès, one of the most prestigious and green areas of Limassol. Suitable for those looking for a quiet place with Mediterranean flair and the rhythm of one of the island's cosmopolitan cities just a few minutes' drive from the best seashores, 5-star hotels and city infrastructure.

AN EXCELLENT AND EXCLUSIVE RESIDENTIAL COMPLEX. LOCATED IN A BEAUTIFUL GREEN AREA WITH OPEN SEA VIEWS

## LOCATION ADVANTAGES

Green area and beautiful views

Prestigious location

Calm and quiet place

Easy entrance to the city

A GREAT PLACE FOR PERMANENT RESIDENCE, RECREATION AND REAL ESTATE INVESTMENT

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