

# BRAND NEW MODERN APARTMENTS IN AGIA FYLA LIMASSOL

€ 378 000 — € 597 000

<b>Property Code:</b>	3243	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIA FYLA	<b>Internal Area:</b>	103 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Renovation:</b>	Modern	<b>Number of floors:</b>	3
<b>Energy class:</b>	A	<b>Year of construction:</b>	2022
<b>Distance to the sea:</b>	10 km	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Under Construction	<b>VAT:</b>	PLUS VAT

## Property features:

Unfurnished	Air Condition	Parking - Covered	Telephone Line
Store Room	Solar panels for hot water	Double Glazing	Garden
Balcony			

## Description:

### OVERVIEW

Bedrooms: 2 - 4

Bathrooms: 3 - 4

Floor: 1 - 2

Floors: 2

Parking Spaces: 1

Internal Covered: 81.15 - 124.85 m<sup>2</sup>

Covered Veranda: 22.65 - 34.5 m<sup>2</sup>

Uncovered Veranda: 0 - 37 m<sup>2</sup>

Storage: 4.41 - 5.94 m<sup>2</sup>

Plot: 4.65 - 147 m<sup>2</sup>

Communal Area: 7.99 - 12.29 m<sup>2</sup>

Status: Off plan

Energy Efficiency Rating: A

Delivery Date: December 2022

Units: 8

## THE PROJECT

Located in Agia Fyla, one of the most sought-after areas of Limassol, combines tranquil living without sacrificing the convenience of a modern family's daily requirements. The court is an ideal option for smaller but also bigger families as it offers 8 comfortable units of two, three and four bedrooms each but as well as two beautifully integrated garden apartments.

## THE DETAILS

8 apartments

2, 3, 4 bedroom units

Open modern layout spaces

Sea views from top floors

2 garden apartments

Quiet location

## A HIGHER LIVING EXPERIENCE

is a private development defined by a stylish architecture that merges well with the surrounding area. Here residents will appreciate a relaxing environment with good proximity to the city where all amenities are within few minutes reached.

**OPEN SPACES, BEAUTIFUL SUROUNDINGS AND PLENTY OF FRESH AIR; ENJOY YOUR NEW HOME.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 | Counter tops made of artificial granite | High ceilings (2.90-3.20m)

## THE LOCATION

Agia Fyla has been one of the most sought-after locations in Limassol and has experienced a big growth the last years especially by families that were searching for a quiet living without having to sacrifice convenience, good access to the city's amenities but also to their jobs. An area with a good investment potential, home to both locals and foreigners that help transformed the area into a suburban center.

**A PERFECT LOCATION FOR THOSE WHO CHOOSE TO ENJOY SUBURBAN TRANQUILITY WITHOUT COMPROMISING ON THE GOODNESS THE CITY OFFERS.**

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LOCATION BENEFITS

Premium location  
Developed infrastructure  
Modern and comfortable accommodation  
High investment value  
proximity to the city centre and the sea

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

Aircondition, Provision

Elevator

Heating, Provision

Parking, Covered

Solar water heater

Storage

Pool, Private

FEATURES

Alarm system

Balcony

Ceramic tiles

City view

Combined kitchen and dining area

Double glazing

Easy access to highway

En suite Bathroom

Investment opportunity

Laminate flooring

Luxury specifications

Mountain view

Near amenities

Quiet Area

Sea view

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