

**A CONTEMPORARY RESIDENTIAL PROJECT  
CONVENIENTLY LOCATED IN LINOPETRA  
TOURIST AREA IN...**

**FROM 750.000 EURO PLUS  
VAT**

<b>Property Code:</b>	3364	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - LINOPETRA	<b>Internal Area:</b>	127 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	1
<b>Renovation:</b>	Modern	<b>Number of floors:</b>	3
<b>Heating:</b>	Underfloor heating	<b>Energy class:</b>	A+
<b>Year of construction:</b>	2022	<b>Distance to the sea:</b>	700 m
<b>Distance to airport:</b>	60 km	<b>Status:</b>	New
<b>VAT:</b>	PLUS VAT	<b>Covered verandas, m<sup>2</sup>:</b>	40

**Property features:**

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

**Description:**

A contemporary residential project is conveniently located in Linopetra tourist area in Limassol, 700 meters from the beach.

The development offers an impressive lifestyle for those appreciating the comfort of a contemporary gated complex. It is located in one of Limassol's sought-after areas, within a 10-minute walking distance to the beach. Quiet surroundings, proximity to the sea and all city amenities including supermarkets, restaurants, cafes, groceries, banks, pharmacies, provide the ideal conditions for a happy family living. At the same time, due to its favourable location the project guarantees to be a successful investment generating substantial rental yields.

**The complex is built on a plot of 1068 m<sup>2</sup> adjacent to the park and consists of a modern 3-storey building with only 8 spacious one-, two-, three- and four- bedroom apartments and penthouses with private pools on the roof terraces. The common areas of the complex include a gym, an electric vehicle charging point and green areas; the residents of the complex have an exclusive right to use the common swimming pool within the neighbouring complex. Each apartment has one storage room and one parking space, while the penthouses have 2 parking spaces each. The apartments offer stunning views to the sea, to the park and to the city.**

The contemporary exterior of the project is harmoniously combined with the interior, created by using advanced technologies, modern engineering systems and design solutions. Respectively to the high standard of the project, everything here is done with attention to details, the construction and finishing materials are of the highest quality too.

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**Major advantages:**

walking distance to the beach (10 min) and city's infrastructure  
gated controlled entrance to the complex  
gym (87 m<sup>2</sup>)  
electric vehicle charging point  
covered parking and storerooms  
penthouses with private pools and saunas on the roof terrace  
high ceilings (over 3.15 meters).

**The start of construction is scheduled for early December 2021. The delivery in 16 months.**

**Apartments:**

Apartment	Floor	Bedrooms	Bathrooms	Internal cov. area, m <sup>2</sup>	Covered verandas, m <sup>2</sup>	Green area, m <sup>2</sup>	Roof terrace, m <sup>2</sup>	Total area, m <sup>2</sup>	Storage, m <sup>2</sup>	Parking spaces	Price
101	1	2	2	93.89	29.48	8.14		123.37	4.76	1	
102	1	1	1	55.86	13.87			69.73	3.83	1	
103	1	3	3	127.11	38.21	8.14		165.32	4.79	1	
201	2	2	2	93.89	29.48	8.14		123.37	4.03	1	
202	2	1	1	55.86	13.86			69.72	3.66	1	
203	2	3	3	127.11	38.71	12.82		165.82	3.66	1	
301	3	3	3	124.78	31.74		157.51	314.03	4.79	2	
302	3	4	4	158.34	40.47	12.82	182.23	381.04	7.49	2	

**Features**

Covered parking  
Solar panels  
Air conditioning  
Under floor heating  
Storage  
Roof garden  
Gated complex  
Intercom system  
Lift  
Sea views  
Gym

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