

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

**FROM 750.000 EURO PLUS
VAT**

| | | | |
|------------------------------|----------------------|---|--------------------|
| Property Code: | 3364 | Type: | Sale - Apartment |
| Location: | Limassol - LINOPETRA | Internal Area: | 127 m ² |
| Bedrooms: | 3 | Bathrooms: | 1 |
| Renovation: | Modern | Number of floors: | 3 |
| Heating: | Underfloor heating | Energy class: | A+ |
| Year of construction: | 2022 | Distance to the sea: | 700 m |
| Distance to airport: | 60 km | Status: | New |
| VAT: | PLUS VAT | Covered verandas, m²: | 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 m² 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 m²)
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 ² | Covered verandas, m ² | Green area, m ² | Roof terrace, m ² | Total area, m ² | Storage, m ² | 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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