

## LUXURIOUS 2-BEDROOM APARTMENT IN THE HEART OF LIMASSOL - HIGH ENERGY EFFICIENCY AND...

320 000 €

<b>Property Code:</b>	6114	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS IOANNIS	<b>Internal Area:</b>	78 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Floor:</b>	3	<b>Number of floors:</b>	4
<b>Energy class:</b>	A	<b>Year of construction:</b>	2023
<b>Distance to the sea:</b>	2.2 km	<b>Distance to airport:</b>	65 km
<b>Status:</b>	Under Construction	<b>VAT:</b>	Plus VAT
<b>Covered verandas, m<sup>2</sup>:</b>	20		

### Property features:

3rd Floor Apartment	Covered Parking	Elevator	Furnished
Provision for Air-conditioning	Unfurnished	Parking - Covered	Solar panels for hot water
Double Glazing	Parking	Balcony	

### Description:

Presenting an exclusive opportunity to own a piece of a remarkable residential development situated in the heart of Ayios Ioannis, a rapidly evolving area in Limassol. Just a stone's throw away from a range of amenities, including schools, supermarkets, public services, and the highly desirable Limassol Marina, this location promises convenience and connectivity.

The development comprises a four-storey building, housing a limited collection of eight meticulously designed two- and three-bedroom apartments. Each unit is conceived with occupants' comfort and functionality in mind, whilst also placing a strong emphasis on energy conservation and environmental respect.

This listing showcases a splendid 2-bedroom apartment located on the third floor. The apartment covers a total living area of 78 square meters and features an additional 20 square meters balcony. This generous balcony connects the living room and bedrooms, offering ambient daylight and refreshing outdoor space for relaxation.

Adopting an open-plan design for the kitchen and living room, the apartment enhances the sense of spaciousness and fluidity of the living space. It also houses a bathroom equipped with a bathtub for tranquil retreats, as well as a convenient guest toilet.

Notably, this apartment possesses an impressive A-Class energy efficiency rating, testifying to its sustainability and cost-saving benefits for its residents.

Priced at €320,000 plus VAT, this 2-bedroom apartment offers an exceptional living experience in the vibrant heart of Limassol. Set for completion and delivery in December 2023, this is an ideal opportunity to secure your future, be it as a new home or as a promising rental property

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investment. **Take a step towards a lifestyle of convenience, comfort, and luxury in this prime location!**

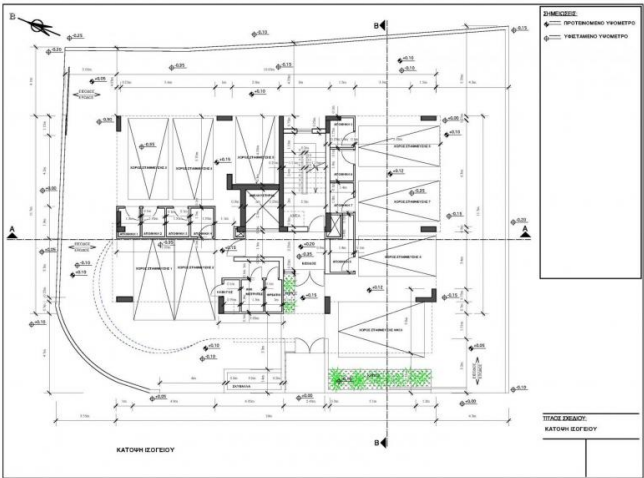


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