

# CONTEMPORARY 3-BEDROOM APARTMENT WITH ROOFTOP GARDEN - ENERGY- EFFICIENT AND SPACIOUS...

430 000 €

<b>Property Code:</b>	6115
<b>Location:</b>	Limassol - AGIOS IOANNIS
<b>Bedrooms:</b>	3
<b>Floor:</b>	4
<b>Energy class:</b>	A
<b>Distance to the sea:</b>	2.2 km
<b>Status:</b>	Under Construction
<b>Uncovered verandas, m<sup>2</sup>:</b>	60

<b>Type:</b>	Sale - Apartment
<b>Internal Area:</b>	99 m <sup>2</sup>
<b>Bathrooms:</b>	3
<b>Number of floors:</b>	4
<b>Year of construction:</b>	2023
<b>Distance to airport:</b>	65 km
<b>VAT:</b>	Plus VAT
<b>Covered verandas, m<sup>2</sup>:</b>	26

## Property features:

4th Floor Apartment	Covered Parking	Elevator	Provision for Air-conditioning
Roof Garden	Top Floor Apartment	Unfurnished	Parking - Covered
Solar panels for hot water	Double Glazing	Parking	Balcony

## Description:

This three-bedroom apartment for sale is located in a rapidly growing district of Limassol, ideally positioned close to schools, supermarkets, public services, and the beautiful Limassol Marina. This prime location makes it an excellent choice for families and working professionals alike.

The apartment is part of a four-story residential development, consisting of a selection of two- and three-bedroom residences. Each one is meticulously designed with an emphasis on comfort, functionality, and energy conservation, ensuring a sustainable, harmonious living environment.

As you step inside this fourth-floor apartment, you'll find an open-plan kitchen, dining, and living area. This fluid layout is perfect for entertaining or spending cosy evenings, with a generous balcony extending from the living room offering a private outdoor retreat.

The apartment includes three well-proportioned bedrooms, providing plenty of space for rest and relaxation. Additionally, there's a bathroom with a bathtub, a second bathroom equipped with a shower, and a guest toilet, offering convenience and functionality.

A noteworthy feature of the apartment is its A-Class Energy Efficiency rating, demonstrating its commitment to reducing environmental impact and ensuring cost-effective utility usage.

The apartment's interior extends over 99 square meters, with a spacious 26 square meter balcony, and an impressive 60 square meter roof garden. This outdoor space is ideal for entertaining, gardening, or simply enjoying views of the city.

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Offered at a price of €430,000 +VAT, this apartment presents an exciting opportunity to secure a contemporary home in a rapidly developing area of Limassol. The project is set to be completed by December 2024, offering potential owners a brand-new, modern residence in the heart of the city.

**Book your viewing with us today!**



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