

**EXQUISITE 3-BEDROOM LUXURY
APARTMENT WITH PRIVATE POOL IN
LIMASSOL'S PRIME LOCATION**

€ 1 150 000 — € 1 250 000

Property Code:	6122	Type:	Sale - Apartment
Location:		Internal Area:	134 m ²
Bedrooms:	3	Bathrooms:	3
Floor:	5	Heating:	Underfloor heating
Energy class:	B	Distance to the sea:	250 m
Distance to airport:	65 km	Status:	Resale
VAT:	Plus VAT	Uncovered verandas, m²:	24
Covered verandas, m²:	6		

Property features:

5th Floor Apartment	Air Conditioning	Common Pool	Covered Parking
Elevator	Furnished	Penthouse	Provision for Air-conditioning
Roof Garden	Storage	Swimming Pool	Top Floor Apartment
Uncovered Parking	Under Floor Heating	Unfurnished	Heating
Air Condition	Parking - Covered	Parking - Uncovered	Furnished
VRV central ceiling system	Private Pool	Store Room	Fireplace
Solar panels for hot water	Double Glazing	Oven	Washing machine
Dish washer	Microwave	Cooker	Extractor Fan
Parking	Refrigerator	Balcony	Furniture

Description:

Step into the world of supreme comfort and luxury with this distinguished 3-bedroom apartment, nestled in a club-style complex echoing the charm of classical colonial style. Positioned in the serene geographical centre of Limassol, one of the city's most prestigious residential areas, the property ensures an unmatched living experience.

A mere 250m walk away you'll find the tranquil Dassoudi Beach, surrounded by a serene grove of eucalyptus and pine trees, and the vibrant seaside road. With supermarkets, bakeries, pharmacies, and various facilities conveniently located just 250m away, daily essentials are never out of reach.

Constructed with double-brick external and internal walls, the property showcases top-tier quality and durability. The apartment's grandeur is further accentuated by a generous net ceiling height of 3.10m and high 2.4m interior doors.

Ensuring your peace of mind, the complex is secured with a fenced-in territory and 24/7 video

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surveillance. A dedicated concierge, housed in a specially equipped room, stands ready to assist you. The meticulously crafted front entrance, adorned with expensive marble, elegant chandeliers, and refined furniture, exudes opulence at first glance.

Residents enjoy a life of leisure with exclusive access to a 28x11m mosaic-finished swimming pool, a state-of-the-art fitness centre, Hammam, and separate saunas for men and women.

Every detail in the apartment is a testimony to sophisticated living. Hardwood-framed external doors and windows, specifically tailored to the Cyprus climate, and the marble, granite, and wooden parquet floors in the living room and bedrooms emphasize the property's rich aesthetic appeal.

Optimal comfort is ensured with a high-end underfloor heating system by Siemens, coupled with Mitsubishi VRV air-conditioning systems. The bathroom interiors, adorned with luxurious marble and granite, also include air conditioning, along with superior sanitary ware from Duravit, Grohe, and others. The kitchen is furnished with elite units from the renowned European brand Berloni.

For the tech-savvy, a Smart Home system has been installed, with available packages for personalized adjustments.

This luxury 3-bedroom property covers a total of 205 sq.m., which includes an internal area of 134 sq.m., a covered veranda of 6 sq.m., an uncovered veranda of 24 sq.m., and a lavish 41 sq.m. rooftop terrace. The apartment also comes with a private swimming pool, offering a private oasis of relaxation.

A fully furnished option with an exquisite furniture package, priced at an additional €50,000, is available, allowing you to create your dream home effortlessly.

Experience the epitome of Limassol's affluent lifestyle - a perfect blend of elegance, convenience, and architectural grandeur, all set within the vibrant heart of the city!

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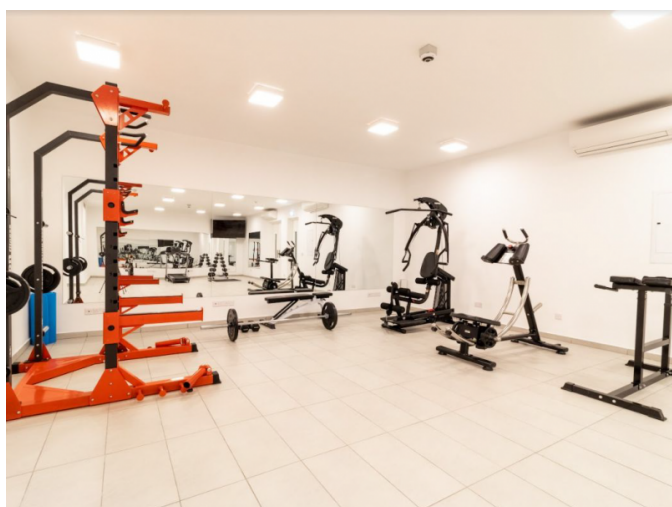
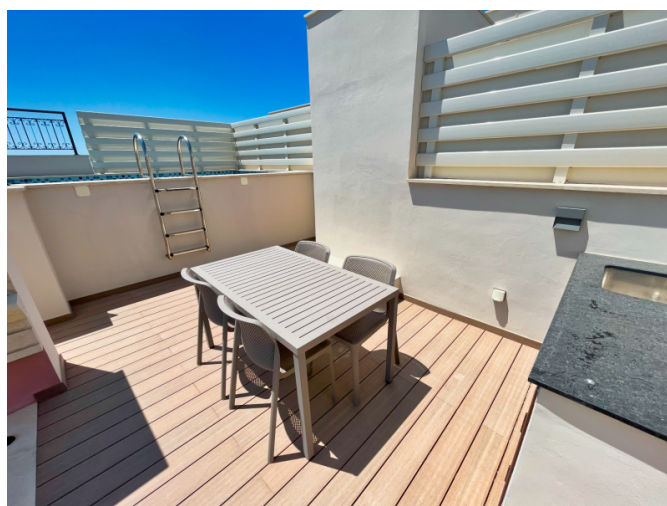
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