

# EXCLUSIVE LUXURY 3-BEDROOM APARTMENT WITH SEA VIEW IN LIMASSOL'S PREMIER RESIDENTIAL...

3 460 500 €

<b>Property Code:</b>	6123	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - PAREKKLISIA	<b>Internal Area:</b>	167 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	4+
<b>Floor:</b>	15	<b>Number of floors:</b>	23
<b>Heating:</b>	Underfloor heating	<b>Energy class:</b>	A
<b>Year of construction:</b>	2023	<b>Distance to the sea:</b>	200 m
<b>Distance to airport:</b>	65 km	<b>Status:</b>	Under Construction
<b>VAT:</b>	Plus VAT	<b>Uncovered verandas, m<sup>2</sup>:</b>	75
<b>Covered verandas, m<sup>2</sup>:</b>	2		

## Property features:

Air Conditioning	Common Pool	Covered Parking	Elevator
Sea View	Storage	Unfurnished	Air Condition
Parking - Covered	VRV central ceiling system	Store Room	Solar panels for hot water
Double Glazing	Parking	Balcony	

## Description:

Situated in the prestigious area of Limassol, next to the luxurious Amara Hotel and a variety of other high-end hotels, is this remarkable residential complex.

Designed with impeccable taste in an elegant Art Deco style, the building boasts a natural polished travertine cladding, providing not only an appealing aesthetic but also maintaining comfortable internal room temperatures throughout the year.

The complex, under vigilant 24-hour surveillance, features 16 exclusive apartments and an opulent 8-bedroom penthouse, offering breathtaking 360° panoramic views of the coast and mountains.

## LOCATION AND AMENITIES:

The complex is located in Limassol's most affluent and prestigious area, Amathounta, near the famous St Raphael Hotel and marina, and surrounded by the city's most popular dining destinations.

At ground level, the spacious Piazza provides a rich array of boutiques, world-class dining options managed by renowned chef Reto Mathis, and a host of wellness and leisure facilities, including a spa, beauty salon, sauna, hammam, and a heated indoor pool.

## APARTMENT DETAILS:

09.12.2025

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Located on the 15th floor, this luxury apartment spans a total area of 300 sq.m. It features an internal area of 167 sq.m. that includes three spacious bedrooms, complemented by 2 sq.m. of covered verandas. An expansive uncovered veranda provides an additional 75 sq.m. of luxury space, perfect for entertaining or simply relaxing and soaking in the remarkable sea views.

The apartment features high-quality materials, innovative insulation solutions, lavish marble flooring in the living and dining areas, and cosy wooden parquet in the bedrooms.

Sanitary ware is from Villeroy & Boch, mixers from Grohe, underfloor heating controls by Siemens, and the latest generation VRV Daikin system for air conditioning. The kitchen is equipped with built-in Miele appliances and Stosa cabinets.

### INCLUSIONS:

The price includes two underground parking spaces and one storeroom.

The apartment is expected to be delivered in September 2023.

**Don't miss this golden opportunity to own a piece of Cyprus' most luxurious real estate. Contact us today for more information or to arrange a viewing!**



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