

# ELITE BRAND NEW 3+1 PENTHOUSE WITH ROOF GARDEN

€ 535 000

~~€ 610 000~~

|   |                             |   |                    |
|---|-----------------------------|---|--------------------|
| <b>Property Code:</b>                     | 6140                        | <b>Type:</b>                            | Sale - Apartment   |
| <b>Location:</b>                          | Limassol - MESA<br>GEITONIA | <b>Internal Area:</b>                   | 128 m <sup>2</sup> |
| <b>Bedrooms:</b>                          | 4                           | <b>Bathrooms:</b>                       | 3                  |
| <b>Renovation:</b>                        | Modern                      | <b>Floor:</b>                           | 3                  |
| <b>Number of floors:</b>                  | 3                           | <b>Heating:</b>                         | Central heating    |
| <b>Energy class:</b>                      | A                           | <b>Year of construction:</b>            | 2023               |
| <b>Distance to the sea:</b>               | 3 km                        | <b>Distance to airport:</b>             | 55 km              |
| <b>Status:</b>                            | New                         | <b>VAT:</b>                             | PLUS               |
| <b>Uncovered verandas, m<sup>2</sup>:</b> | 6                           | <b>Covered verandas, m<sup>2</sup>:</b> | 78                 |

## Property features:

|            |                            |                |                            |
|------------|----------------------------|----------------|----------------------------|
| Barbeque   | Sea View                   | Air Condition  | VRV central ceiling system |
| Store Room | Solar panels for hot water | Double Glazing | Maids Room                 |
| Parking    | Balcony                    |                |                            |

## Description:

This brand new elite penthouse with marvellous panoramic views from any spot of the duplex property is located in the quiet residential area within short distance to all amenities around, smooth access to the high way and sea coast.

The property of 167 sqm covered areas and 45 sqm private roof garden consists of spacious open space living /kitchen area, 3 double bedrooms, 2 bathrooms on the main floor and one more independent room with private bathroom and private leisure zone with built in BBQ area with provisions for JACCUZZI on the upper level of the penthouse. There're covered parking space and storage room of 11 sqm on the ground floor allocated to the said property.

The architectural design is modern with smooth lines; property is built using top quality materials, such as: VRV system for Heating and Cooling, Photovoltaic system, highest quality sanitary wears, thermo and sound proof HPL windows and sun screens, Zero energy building class A and much more.

The building consists of 3 floors with 7 units only, has gated entrance with video entry system, modern interior.

Delivery date September 2023.

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