

# BRAND NEW TOP FLOOR 3 BEDROOM APARTMENT WITH PANORAMIC VIEWS

€ 650 000

<b>Property Code:</b>	6145	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	122 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Floor:</b>	4
<b>Number of floors:</b>	4	<b>Heating:</b>	Underfloor heating
<b>Energy class:</b>	A	<b>Year of construction:</b>	2023
<b>Distance to the sea:</b>	1.2 km	<b>Distance to airport:</b>	55 km
<b>Status:</b>	New	<b>VAT:</b>	PLUS
<b>Covered verandas, m<sup>2</sup>:</b>	45		

## Property features:

Covered Parking	Sea View	Shutters	Storage
Top Floor Apartment	Uncovered Parking	Under Floor Heating	Air Condition
VRV central ceiling system	Store Room	Solar panels for hot water	Double Glazing
Oven	Washing machine	Dish washer	Cooker
Extractor Fan	Parking	Refrigerator	Balcony

## Description:

This spacious brand new, top quality 3 bedroom apartment of 122sqm internal areas with 45 sqm covered verandas sits on the top floor of 4 store building and is located in Agios Athanasios - Linopetra area, close to all amenities and a short distance from the city centre.

The property consists of open plan spacious sitting/ living area with large verandas and fully equipped kitchen area , 3 double size bedrooms with fitted Italian wardrobes, 2 bathrooms , utility balcony on the entrance, storage and 2 parking spaces (1 covered +1 uncovered).

Specifications are the highest quality, such as : underfloor heating in the bathrooms, has VRV system, A/C split units (Mitsubishi) , thermo and sound proof windows, sun screens and etc.

Building is gated with security /video entrance.

Viewings are highly recommended to appreciate the quality of property.

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