

**BRAND NEW 3 BEDROOM DOUPLEX  
PENTHOUSE WITH PRIVATE SWIMMING  
POOL, PANORAMIC VIEWS AND...**

€ 3 200 /month  
~~€ 3 500 /month~~

<b>Property Code:</b>	6197	<b>Type:</b>	Long-term rent - Apartment
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	136 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	4+
<b>Renovation:</b>	Modern	<b>Floor:</b>	3
<b>Number of floors:</b>	3	<b>Heating:</b>	Underfloor 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>	60 km
<b>Status:</b>	New	<b>Uncovered verandas, m<sup>2</sup>:</b>	56
<b>Covered verandas, m<sup>2</sup>:</b>	24		

**Property features:**

VRV central ceiling system	Store Room	Solar panels for hot water	Double Glazing
Oven	Washing machine	Dish washer	Microwave
Cooker	Extractor Fan	Parking	Refrigerator
Balcony	Furniture		

**Description:**

Brand new (delivered December, 2023), modern, energy efficiency A+, just 6 apartments block in Ag. Athanasios, slightly above a high way, with amazing panoramic sea and mountain views, smooth access to all facilities,- 3min drive to Linopetra roundabout, Foley's school. Very quiet area.

The Property FEATURES:

High-quality porcelain tiles

High-quality laminated parquet floors in the bedrooms

Modern Italian high-standard kitchen cabinets and wardrobes

Aluminum windows with thermal insulation performance, double glazed glass to provide extra thermal insulation.

Fully operational floor heating with heat pump (only in the penthouse)

Air Conditions installed (VRV only in the penthouse)

A solar panel to provide hot water & reservoir tank for each flat.

A pressurized system will be installed to provide extra pressure of water in each flat.

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Private swimming pool (only on the roof terrace of the penthouse)

Covered parking

Gated entrance

Storeroom

Available:

Covered area:136m<sup>2</sup>

Covered veranda:24m<sup>2</sup>

Total covered:160m<sup>2</sup>

Roof terrace: 56m<sup>2</sup>

PETS NOT ALLOWED

Brand new ( delivered December 2023)

Price: €3,200 per month (Plus common expenses) available immediately



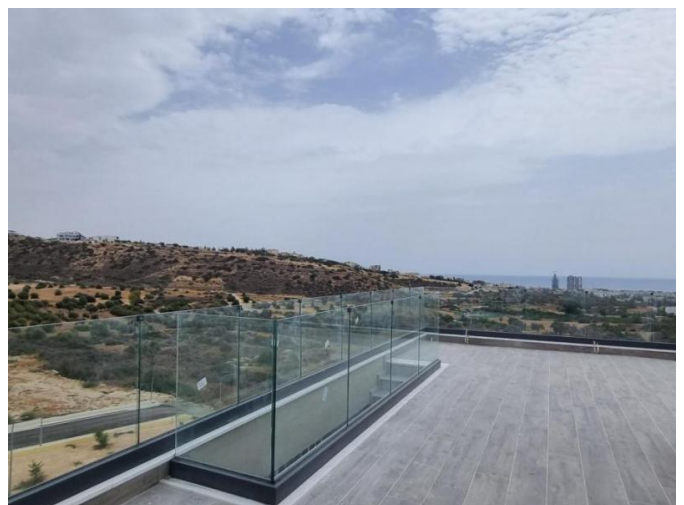
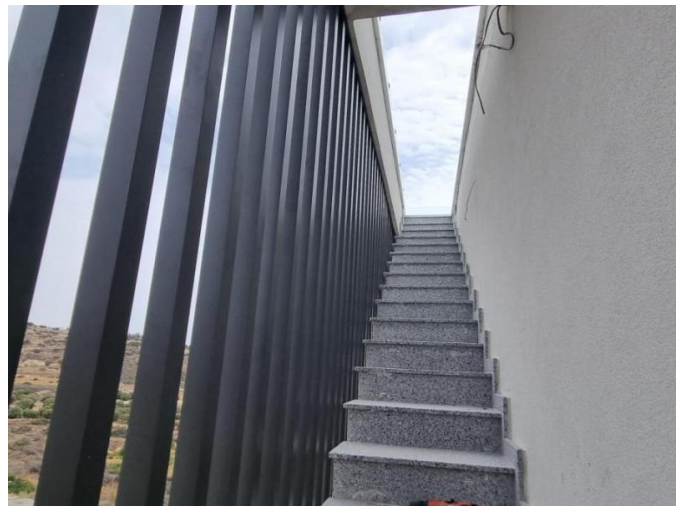
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