

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

3 200 €/month

3 500 €/month

|   |                             |
|---|-----------------------------|
| <b>Property Code:</b>                   | 6197                        |
| <b>Location:</b>                        | Limassol - AGIOS ATHANASIOS |
| <b>Bedrooms:</b>                        | 3                           |
| <b>Renovation:</b>                      | Modern                      |
| <b>Number of floors:</b>                | 3                           |
| <b>Energy class:</b>                    | A+                          |
| <b>Distance to the sea:</b>             | 3 km                        |
| <b>Status:</b>                          | New                         |
| <b>Covered verandas, m<sup>2</sup>:</b> | 24                          |

|   |                            |
|---|----------------------------|
| <b>Type:</b>                              | Long-term rent - Apartment |
| <b>Internal Area:</b>                     | 136 m <sup>2</sup>         |
| <b>Bathrooms:</b>                         | 4+                         |
| <b>Floor:</b>                             | 3                          |
| <b>Heating:</b>                           | Underfloor heating         |
| <b>Year of construction:</b>              | 2023                       |
| <b>Distance to airport:</b>               | 60 km                      |
| <b>Uncovered verandas, m<sup>2</sup>:</b> | 56                         |

**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. Athanasiou, 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

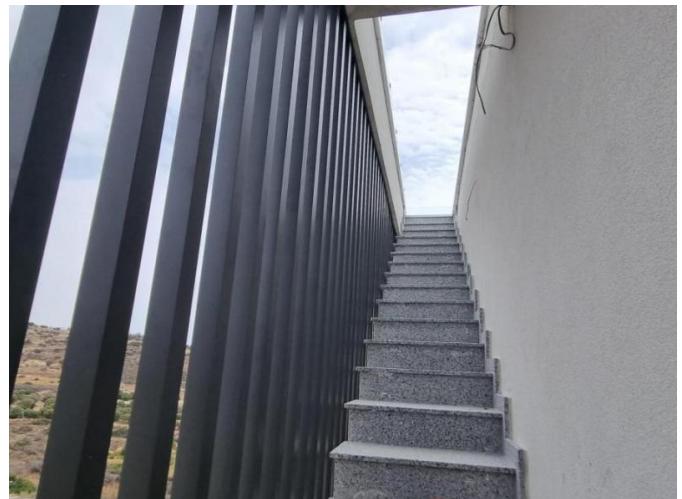
Brand new (delivered December 2023)

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



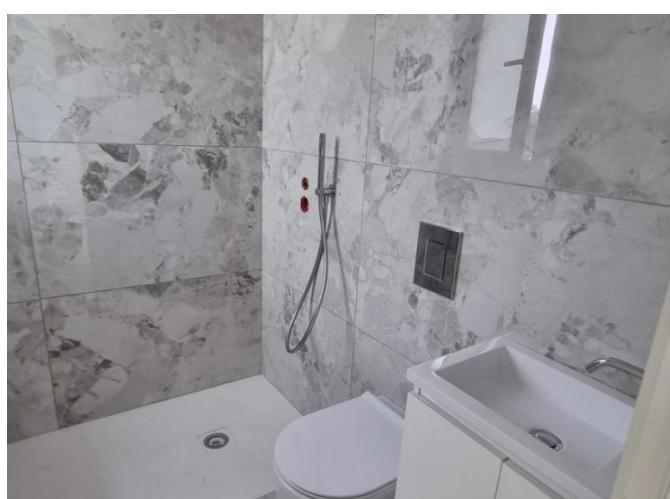
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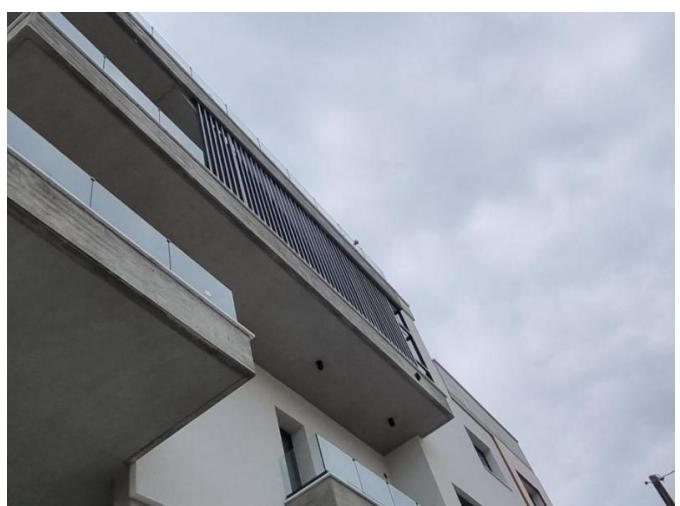
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