

# 4-BEDROOM HOUSE IN A NEW RESIDENTIAL AREA

795 000 €

<b>Property Code:</b>	6253	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	263 m <sup>2</sup>
<b>Plot Area:</b>	332 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	3	<b>Renovation:</b>	Modern
<b>Number of floors:</b>	2	<b>Year of construction:</b>	2025
<b>Status:</b>	Under Construction	<b>VAT:</b>	+VAT

## Property features:

Air Condition	Telephone Line	Solar panels for hot water	Double Glazing
Garden	Parking	Balcony	

## Description:

THE LAST AVAILABLE HOUSE IN THE PROJECT

House 2: 3+1 bedrooms semi-detached Covered Area 334m<sup>2</sup> | Plot size 280m<sup>2</sup> | Living Area 240m<sup>2</sup>

Energy efficiency "A"

2 YEARS GUARANTEE

Austrian photovoltaic system 3KW

German insulation 10cm (ClimaPlus - Thrakon)

German solar panels & Italian pressure pipe

Italian manifolds & multilayer pipe-in-pipe system with aluminium layer (Giacomini)

Italian waterproofing system (Copernit)

Belgium waterproof parquet with a LIFETIME warranty (Quick-Step)

Insulated bricks and windows

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BIG budget for sanitary, ceramics & tiles (€55/m<sup>2</sup>)

Boundary walls coated by adhesive glue with fibers (Thrakon 410)

Internal walls finished with adhesive glue with fibers & three coats stucco

Galvanized gates

BOSCH home appliances (fridge, washing machine, tumble dryer, microwave, built-in oven, induction hob, cooker hood)

DAIKIN fully airconditioned

American softener

MIDEA water filter/dispenser

Automation Solution Sonoff

Italian whole house water filter system

Choice of HPL/stone/ wood custom facade

House 2: 3+1 bedrooms semi-detached Covered Area 334m<sup>2</sup> - Plot size 280m<sup>2</sup> €750.000

(22 MONTHS AFTER PERMIT ISSUING)

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