

## 4-BEDROOM HOUSE IN A NEW RESIDENTIAL AREA

795 000 €

|                          |                             |
|--------------------------|-----------------------------|
| <b>Property Code:</b>    | 6253                        |
| <b>Location:</b>         | Limassol - AGIOS ATHANASIOS |
| <b>Plot Area:</b>        | 332 m <sup>2</sup>          |
| <b>Bathrooms:</b>        | 3                           |
| <b>Number of floors:</b> | 2                           |
| <b>Status:</b>           | Under Construction          |

|                              |                    |
|------------------------------|--------------------|
| <b>Type:</b>                 | Sale - House/Villa |
| <b>Internal Area:</b>        | 263 m <sup>2</sup> |
| <b>Bedrooms:</b>             | 4                  |
| <b>Renovation:</b>           | Modern             |
| <b>Year of construction:</b> | 2025               |
| <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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