

# CHIC & MODERN 2-BED APARTMENT WITH EXCELLENT LOCATION KATO POLEMIDIA - A EFFICIENCY &...

1 500 €/month

<b>Property Code:</b>	6274	<b>Type:</b>	Long-term rent - Apartment
<b>Location:</b>	Limassol - POLEMIDIA	<b>Internal Area:</b>	80 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Floor:</b>	1
<b>Number of floors:</b>	3	<b>Energy class:</b>	A
<b>Distance to the sea:</b>	2.5 km	<b>Distance to airport:</b>	65 km
<b>Status:</b>	New	<b>Uncovered verandas, m<sup>2</sup>:</b>	14

## Property features:

1st Floor Apartment	Air Conditioning	Covered Parking	Elevator
Furnished	Storage	Air Condition	Parking - Covered
Telephone Line	Furnished	Store Room	Solar panels for hot water
Double Glazing	Oven	Washing machine	Cooker
Extractor Fan	Parking	Refrigerator	Balcony
Furniture			

## Description:

Nestled in the convenient and accessible area of Kato Polemidia, this modern 2-bedroom apartment combines contemporary living with the ease of access to a host of local amenities. The interior spans a comfortable 80 square meters of well-appointed living space, complemented by an additional 14 square meters across two balconies, ideal for those who appreciate the blend of indoor and outdoor living.

Positioned on the first floor of a three-story edifice, this apartment benefits from being part of a small and exclusive building, housing only four units, offering an added layer of privacy and tranquility. The layout is thoughtfully designed to accommodate the flow of daily life with two cozy bedrooms, each paired with its own bathroom equipped with showers, ensuring personal space and convenience for all residents.

The heart of the home is the spacious open-plan living/dining room and kitchen area, which is tailored for both relaxation and social interaction. The large windows allow for an abundance of natural light to permeate the space, while double-glazed windows ensure that comfort is maintained throughout the seasons. Step outside onto the outdoor covered verandah, which serves as an extension of the living space, perfect for al fresco dining or enjoying the gentle Mediterranean breeze.

Attention to detail is evident throughout, with the inclusion of A+ energy efficiency appliances, which provide for a sustainable living environment and reduced utility bills. A 4m<sup>2</sup> storage room

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presents an added convenience, addressing your storage needs without compromise. Safety and convenience are further enhanced by the inclusion of a covered gated parking space, providing both security and protection for your vehicle.

The apartment is situated within a modern building that's only one year old, exuding a fresh and contemporary vibe that's certain to appeal to discerning residents looking for a blend of style and substance.

The location of this property is as advantageous as its features, with a supermarket just 150 meters away, ensuring that your daily needs are catered for with ease. The sea, only 2.5 kilometers away, invites you to enjoy the coastal pleasures of Cyprus, whether it's for a morning jog or a sunset stroll. The city centre, a mere 15 minutes' drive, provides a rich tapestry of cultural, gastronomic, and shopping experiences, while the My Mall Shopping centre, 8 minutes away by car, offers a multitude of retail options.

This property represents a blend of convenience, style, and practicality, suited perfectly for professionals, small families, or anyone seeking a serene yet connected lifestyle in Kato Polemidia. With its combination of location, features, and modern comforts, it is an exceptional choice for those looking to rent in one of Cyprus's most sought-after locales.

**Book your viewing today!**

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