

CHARMING 3-BEDROOM APARTMENT  
WITH SEA VIEW BALCONY IN PRIME  
LIMASSOL LOCALE - PERFECT...

295 000 €

Property Code:	6279	Type:	Sale - Apartment
Location:	Limassol - PETROU AND PAVLOU	Internal Area:	93 m <sup>2</sup>
Bedrooms:	3	Bathrooms:	2
Renovation:	Renovated	Floor:	4
Number of floors:	5	Distance to the sea:	2 km
Distance to airport:	65 km	Covered verandas, m <sup>2</sup> :	13

Property features:

4th Floor Apartment	Air Conditioning	Covered Parking	Elevator
Furnished	Sea View	Title Deeds	Air Condition
Parking - Covered	Telephone Line	Furnished	Solar panels for hot water
Oven	Washing machine	Dish washer	Microwave
Cooker	Extractor Fan	Parking	Refrigerator
Balcony	Furniture		

Description:

Nestled in the vibrant heart of Petrou and Pavlou, this exquisite 3-bedroom apartment offers both convenience and elegance, beckoning first-time buyers and investors alike to a residence that promises comfort and accessibility.

Location is paramount, and this apartment is superbly positioned. Within a mere 100 meters, residents can stroll to the local Sklavenitis supermarket, ensuring that daily essentials are always within reach. The nearby ERA Apolon department store, just 200 meters away, provides many shopping options. For healthcare needs, a pharmacy is a short walk away, and for those late-night cravings or early morning starts, the 24-hour Zorbas bakery is located only 250 meters from your door. Additionally, the Stephanis electronics store is a convenient 300 meters away for all gadget and tech purchases.

Health and wellness are catered for with two gyms within 150 and 500 meters, allowing for an easy commitment to fitness. Families will appreciate the proximity to several prestigious educational institutions; the Morfosis Private School is a mere 15-minute walk, while the Trinity and Pythagoras Schools are within a 5-9 minute drive. The Heritage School, a cornerstone of quality education, is accessible within a 15-22 minute commute, ensuring a range of options for top-tier schooling.

Perched on the 4th floor of a recently renovated 5-story building, this 93 sq.m. apartment is a sanctuary of space and light. The additional 13 sq.m. of covered balconies provide an oasis for relaxation or entertainment, with one offering a serene sea view. The expansive corner dining room flows into the living area, creating a grand space that invites memorable gatherings. For those who favour an open-plan layout, the separate kitchen presents potential by removing the wall to integrate with the living area seamlessly.

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Notably, the building, with only 10 apartments, ensures a sense of exclusivity and community. Each apartment's privacy is preserved, and noise is minimized, a rare find in such a sought-after urban location. The building has undergone a substantial renovation, with reinforced balconies and a secure elevator accessible via a token system, adding a layer of security and peace of mind.

The apartment itself is furnished, minimizing the stress of moving and decorating, making it an ideal choice for first-time buyers. With covered parking included, residents can enjoy the convenience of protected, private vehicle storage.

**Whether you are a discerning investor seeking to expand your portfolio or a first-time buyer looking for a turnkey home in Limassol, this apartment is a perfect match. Your new home awaits.**





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