

**BRAND NEW MODERN TWO BEDROOM  
APARTMENTS IN AGIA FYLA LIMASSOL**

232 000 € — 310 000 €

<b>Property Code:</b>	3235	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - AGIA FYLA	<b>Internal Area:</b>	82 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Number of floors:</b>	3
<b>Energy class:</b>	A	<b>Year of construction:</b>	2022
<b>Distance to the sea:</b>	10 km	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Under Construction	<b>VAT:</b>	PLUS VAT

**Property features:**

Unfurnished	Air Condition	Parking - Covered	Telephone Line
Store Room	Solar panels for hot water	Double Glazing	Balcony

**Description:**

**Bedrooms:** 2  
**Bathrooms:** 2  
**Floor:** 0-1 - 2  
**Floors:** 3  
**Parking Spaces:** 1  
**Internal Covered:** 79.47 - 84 m<sup>2</sup>  
**Covered Veranda:** 21 m<sup>2</sup>  
**Uncovered Veranda:** 18 - 35 m<sup>2</sup>  
**Storage:** 2.6 - 3.8 m<sup>2</sup>  
**Plot:** 189 - 212 m<sup>2</sup>  
**Communal Area:** 9.19 - 14 m<sup>2</sup>  
**Status:** Under construction  
**Energy Efficiency Rating:** A  
**Delivery Date:** June 2022  
**Units:** 6

**001 Ground floor apartment / 2bed / 2bath / 1parking / covered area 84 / covered veranda 21 / uncovered veranda 20 / storage 3.8 / total covered 108.8/ price €309,750+VAT**

**002 Ground floor apartment / 2bed / 2bath / 1parking / covered area 80 / covered veranda 21 / uncovered veranda 18 / storage 2.6 / total covered 103.7/ price €299.400+VAT**

**101 Apartment / 1<sup>st</sup> floor / 2bed / 2bath / 1parking / covered area 84 / covered veranda/ 21 storage 2.6 / total covered 107.6 / price €252,000+VAT**

**102 Apartment / 1<sup>st</sup> floor / 2bed / 2bath / 1parking / covered area 79.47/ covered veranda/ 21 storage 3.25 / total covered 103.72/ price €231,080+VAT**

**202 Apartment 2<sup>nd</sup> floor / 2bed / 2bath / 1parking / covered area 79 / covered veranda/ 21 uncovered veranda 39 / storage 3.25 / total covered 103.72 / €294,000+VAT**

**201 Apartment / 2nd floor / 2bed / 2bath / 1parking / covered area 84 / covered veranda/ 21 uncovered veranda 39 / storage 3.25 / total covered 108.25/ price €271,270+VAT**

#### THE PROJECT

Located in Ayia Fyla, Residence enjoys the charm of local life combined with the availability of essential facilities and infrastructure. Sunshine Residence is a low-rise complex of only 6 apartments, offering a real sense of community and privacy at the same time. Each unit is carefully planned, comfortably sized enabling the privileged residents to adapt the living space around their own personal interests and preferences.

#### THE DETAILS

6 apartments  
Spacious verandas  
Open modern layout spaces  
Sea views

#### A HIGHER LIVING EXPERIENCE

Sunshine Residence is a secluded development which is defined by an elegant architecture, blending harmoniously with the landscape of the area. At this residential retreat, residents will enjoy a relaxing environment with proximity to the city but not part of its busy surroundings.

MODERN LIVING SPACES, CALMING VIEWS AND AMPLE OUTDOORS TO ENJOY LIFE IN THE MOST COSMOPOLITAN CITY IN CYPRUS.

#### FINISHES

| High-quality ceramic tiles in living room | Laminate flooring in bedrooms | Quality ceramic tiles in bathrooms & toilets | Double glazing aluminium window frames | High quality entrance doors | Provision for A/C split units in all rooms | Sanitary wear from European brands | High-quality kitchen and wardrobes from European brands | Counter tops made of artificial granite | High ceilings (2.90-3.20m)

#### THE LOCATION

Ayia Fyla is one of the most traditionally exclusive areas in Limassol; the area is home to some of the most impressive residences in the city. An area with high investment potential, it is home to the best schools, both public and private while its development over the years has transformed the area into a local center with all necessary amenities within reach.

AN IDEAL PLACE FOR THOSE WHO PREFER TO ENJOY SUBURBAN SERENITY WITHOUT COMPROMISING ON CITY PROXIMITY.

#### LOCATION BENEFITS

Premium location  
Developed infrastructure  
Modern and comfortable accommodation

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High investment value  
Proximity to the city center and the sea

A GREAT PLACE FOR PERMANENT RESIDENCE, RECREATION AND REAL ESTATE  
INVESTMENT



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