

# READY TO MOVE-IN LUXURIOUS COMPLEX IN THE HEART OF LIMASSOL

700 000 €

<b>Property Code:</b>	6091	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - CITY CENTER	<b>Internal Area:</b>	110 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Number of floors:</b>	6
<b>Energy class:</b>	A	<b>Year of construction:</b>	2023
<b>Distance to the sea:</b>	1 km	<b>Distance to airport:</b>	50 km
<b>Status:</b>	New	<b>VAT:</b>	Plus VAT
<b>Covered verandas, m<sup>2</sup>:</b>	26.00		

## Property features:

Covered Parking	Elevator	Penthouse	Roof Garden
Top Floor Apartment	Air Condition	Telephone Line	Store Room
Solar panels for hot water	Double Glazing	Balcony	

## Description:

Gated complex with private access control for the tenants  
12 two-bedroom apartments, 2 duplex three-bedroom apartments, and 4 three- bedroom apartments allocated at two blocks, six floors each  
High aesthetic entrance lobbies, one for each block of flats  
All external walls constructed with concrete, fitted with ventilated ceramic façade system and thermal insulation externally for high energy efficiency  
False ceilings provided throughout the apartments; concealed lighting fittings provided  
Automation system provided for the fourth, fifth and sixth floor apartments  
Mechanical rooms at each floor  
High quality entrance doors according to European safety and fire protection regulations  
Climatic control with VRV system in all the Apartments, Full Air Conditioning system cold and hot air  
Hot and Cold-water storage tanks for each apartment, direct water supply to all kitchens  
Large Balconies throughout the development  
High quality hotel type aluminium windows and external lift and slide doors, double glazed with tempered laminate glazing for sound insulation and thermal insulation  
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Factory-made internal doors fitted with high quality ironmongery  
High quality Italian kitchens fitted with designed ceramic bench tops incorporating sinks and backsplashes  
Spacious top of the range wardrobes in all bedrooms  
Guest toilets and washrooms provided for each apartment

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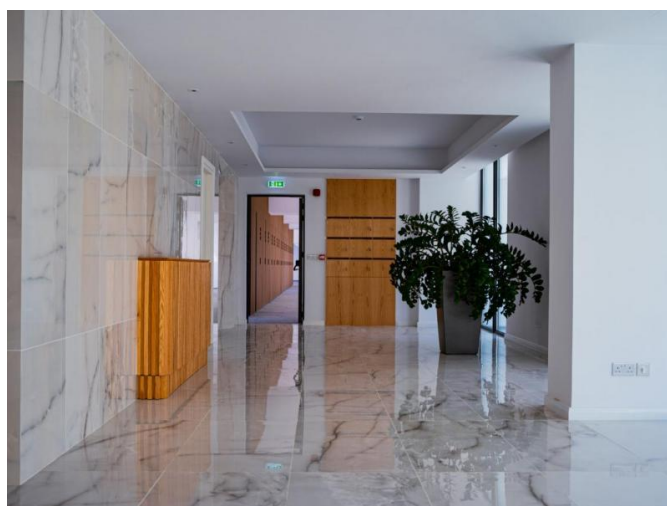
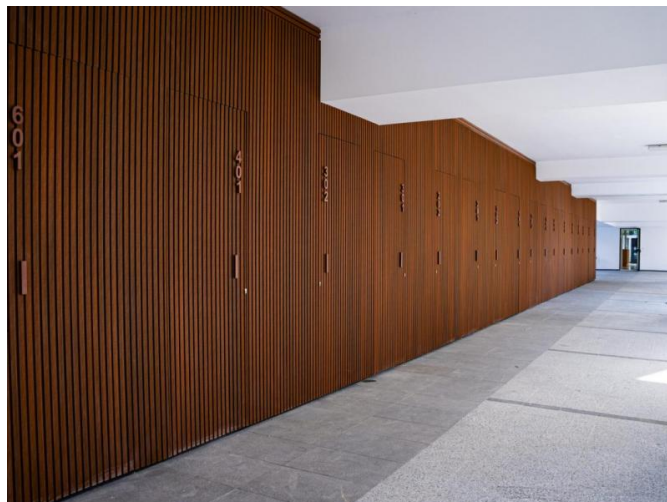
Designated enclosed areas for washing machines and tumble dryers.  
Tastefully designed vanity units and shower glazing in all bathrooms.  
Top of the range ceramic tiles fitted at all floors internally and externally  
Luxurious bathrooms in quality ceramic tiles throughout,  
High quality wall hung rimless toilets fitted with concealed water tanks  
High quality mixers and bathrooms accessories  
Provisions for LCD TV, wall speakers / Satellite TV,  
Telephone Lines / Internet in all rooms  
Floors insulated for noise reduction,  
Private storage room for each apartment on the ground floor.  
Private car park for each apartment, provision for visitor's car park.  
Extensive landscape and water features at ground floor areas, provisions for vertical gardens at the balconies.

**PRICE RANGE : €700.000 - €1.250.000**



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