

181361

# TWO BEDROOM STYLISH APARTMENT IN LIMASSOL CENTER.

 Chalkoutsa, Limassol

**€459,000** +VAT







# Overview

## Specifications

Bedrooms



2

Covered

85 m<sup>2</sup>

Type

**Apartment**

Status

**Under construction**

Furnished

**Unfurnished**

## Description

Two Bedroom modern apartment available for sale.

Project is a premium contemporary residential development comprising of only 6 apartments and 2 penthouses. Each apartment blends contemporary design seamlessly with a focus on comfort, offering a range of options including 1, 2, and 3-bedroom apartments.

The penthouses feature private roof garden areas, including BBQ facilities and a spapool. It is ideal for those seeking a tranquil city-living lifestyle. Privacy and security features are integrated into the overall design concept, with secure gated entrance to your own covered gated car parking and perforated screens for added terrace privacy. It is located in the center of Limassol at Chalkoutsa , and only 5 minutes walk (400m) to Makarios Avenue, which is a trendy destination for shopping, relaxing, and dining.

Whether you're seeking a stylish apartment or an elevated penthouse experience, our project promises modern living at its finest. This project represents an ideal opportunity for fast-track permanent residency.

### Tehnnical Specifications

#### Structure & Walls

Reinforced concrete slabs and columns. Anti-seismic design according to the latest state regulations.

- External Walls: 30 cm thick clay bricks 3 layers of plaster and paint externally.
- Internal Walls: 10 cm thick clay bricks.2 layers of plaster one layer of spatula. 3 layers emulsion paint.

#### Insulation

- Slabs in Contact with Earth: Layer of damp proof membrane of Heavy Duty Nylon.
- Verandas/Joinery to External: One coat of primer Polyurethane Liquid Membrane.
- Slabs/Joinery with Walls: One coat of primer Polyurethane Liquid Membrane.

#### Floor Finishes



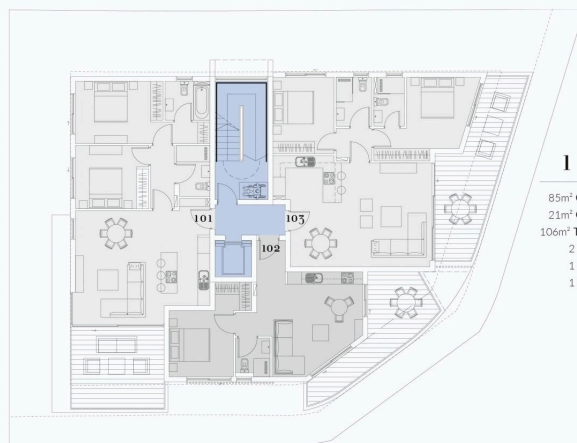


# Floor plans

## first floor

residences 101 • 102 • 103

**101**  
85m<sup>2</sup> Cov. Area  
19m<sup>2</sup> Cov. Veranda  
104m<sup>2</sup> Total Cov. Area  
2 Bedroom  
1 Parking  
1 Storage Room



**103**  
85m<sup>2</sup> Cov. Area  
21m<sup>2</sup> Cov. Veranda  
106m<sup>2</sup> Total Cov. Area  
2 Bedroom  
1 Parking  
1 Storage Room

### 102

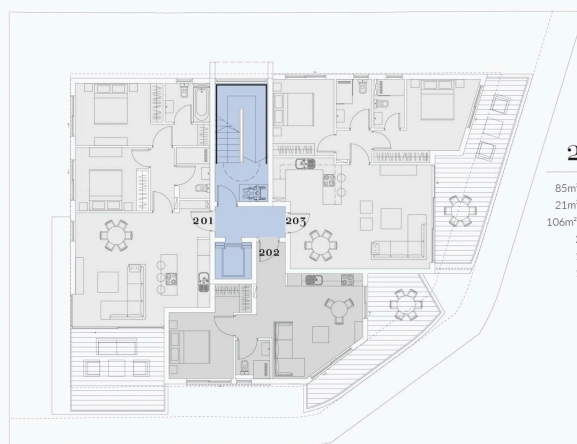
50m<sup>2</sup> Cov. Area  
19m<sup>2</sup> Cov. Veranda  
69m<sup>2</sup> Total Cov. Area  
1 Bedroom  
1 Parking  
1 Storage Room

first floor consists of two, two bedroom apartments and one, one bedroom apartment with open plan kitchen & living areas and covered verandas.

## second floor

residences 201 • 202 • 203

**201**  
85m<sup>2</sup> Cov. Area  
19m<sup>2</sup> Cov. Veranda  
104m<sup>2</sup> Total Cov. Area  
2 Bedroom  
1 Parking  
1 Storage Room



**203**  
85m<sup>2</sup> Cov. Area  
21m<sup>2</sup> Cov. Veranda  
106m<sup>2</sup> Total Cov. Area  
2 Bedroom  
1 Parking  
1 Storage Room

### 202

50m<sup>2</sup> Cov. Area  
19m<sup>2</sup> Cov. Veranda  
69m<sup>2</sup> Total Cov. Area  
1 Bedroom  
1 Parking  
1 Storage Room

second floor consists of two, two bedroom apartments and one, one bedroom apartment with open plan kitchen & living areas and covered verandas.



# Additional information

## Facilities

Aircondition, Split system

Elevator

Heating, Split system

Parking, Covered

Storage

## Features

Balcony, front

Bright

Door screen

Double glazing

Easy access to highway

Easy access to main roads

En suite bathroom

Near amenities

Near bus route

Quiet area

Rental potential

## Distances

Amenities



500 m

Airport



55 km

Sea



1.2 km

Schools




400 m

## Contact us



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