



VIVO  
REALTY

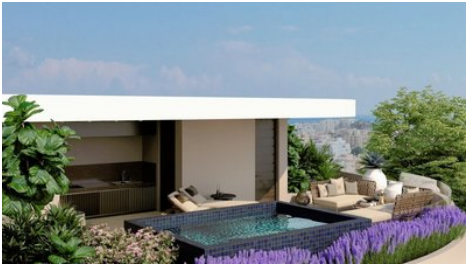


## TWO BEDROOM STYLISH APARTMENT IN LIMASSOL CENTER.

[📍 Limassol, Chalkoutsa](#)

181361





<b>Price</b>	€420,000 +VAT	<b>Type</b>	Apartment
<b>Bedrooms</b>	2	<b>Covered</b>	85 m <sup>2</sup>
<b>Covered veranda</b>	19 m <sup>2</sup>	<b>Status</b>	Off plan
<b>Floor</b>	1 / 3	<b>Area</b>	Limassol, Chalkoutsa

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## 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.

### Tehnical 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

Internally: Floors in all areas internally will be tiled with ceramic tiles of clients choice and laminated floor for the bedrooms.

- Staircase – Entrance: From natural marble or granite 2cm thick or any other material that combines with the internal and external decoration.
- Verandas: Ceramic tiles will be placed chosen in combination with the external design of the building.
- Bathrooms & Toilets: Ceramic floor tiles up to door height chosen by customer.
- Kitchen: Ceramic tiles between kitchen cupboards and floor chosen by customer.

#### Doors & Windows

- Main Entrance Door: Imported from Italy.
- External Doors & Windows: Double glazed, tinted glass, aluminum sliding /opening door/window.

- Internal Doors: Imported from Italy and selected by customer.

#### Carpentry

- Kitchen: Imported and selected by customer.
- Bathroom Cupboards: Imported and selected by customer.
- Bedroom Cupboards: Imported and selected by customer.

#### Sanitary Ware

High quality sanitary ware chosen by customer.

#### Heating & Cooling

- All necessary provisions for wall mounted air condition split units in all rooms. Provision for storage heating installation in all rooms.

#### Electrical Installation

- All necessary installations according to the Electromechanical Department requirements and specifications.
- Provision for preasurised water system on the roof.
- Video Phone main entrance.

#### Solar Heaters

A solar panel with an electric heater and a plastic 800lt cold water reservoir will be installed on the roof.

Boundary/Perimeter wall  
Reinforced concrete wall.

#### Entrance of Building

Natural marble of granite or other material that will comply with the design of the building.  
Access Control Panel on the main entrance of the building.

#### Railings

Double Glazed Glass.  
Lift

High quality electric system.

#### Extra Provisions on Request

Plasma TV instalation  
Security System Pre-wiring  
Home Cinema System  
WiFi internet access point



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## Office Properties

Office Administrator

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## Facilities

Aircondition, Split system

Parking, Covered

Storage

Heating, Split system

Elevator

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## Features

Easy access to main roads

Balcony, front

Bright

Quiet Area

En suite Bathroom

Near amenities

Easy access to highway

Door screen

Double glazing

Rental Potential

Near bus route

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## Distances

**Amenities**

500 m

**Airport**

55 km

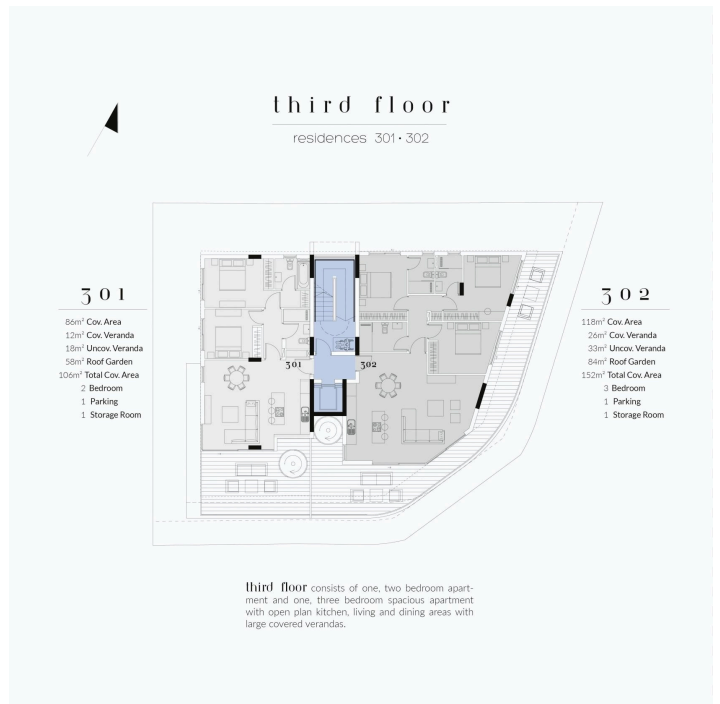
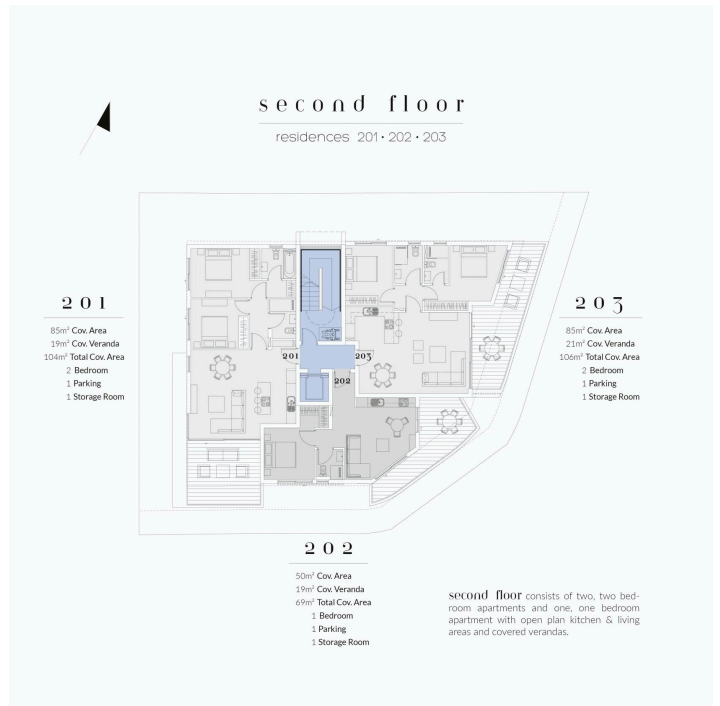
**Sea**

1.2 km

**Schools**

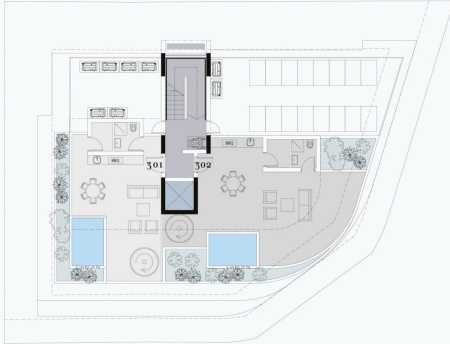
400 m

## Floor plans

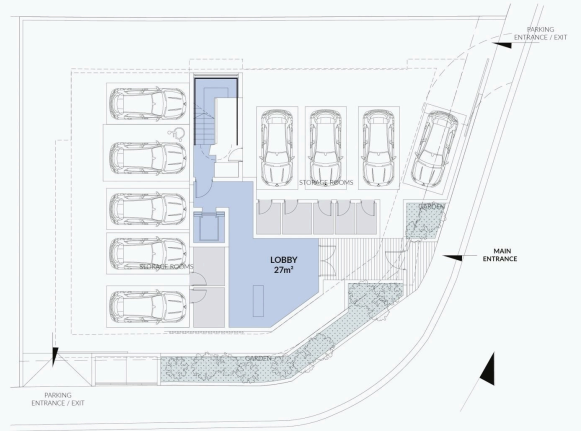


fourth floor

roof garden 301 • 302



fourth floor consists the roof gardens of apartment 301 and 302 both with private jacuzzi, large verandas with bbq area, storage, shower and lavish sky gardens.



ground floor

lobby • parking • storage rooms