



VIVO  
REALTY

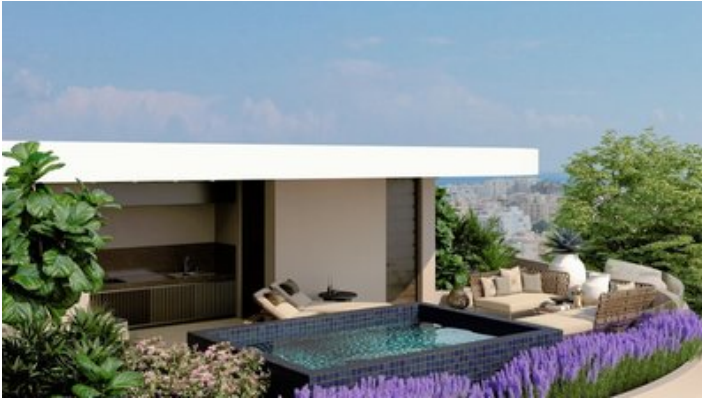


## TWO BEDROOM TOP FLOOR APARTMENT WITH ROOF GARDEN IN LIMASSOL CENTER.

[📍 Limassol, Chalkoutsa](#)

181365





<b>Price</b>	€565,000 +VAT	<b>Type</b>	Apartment
<b>Bedrooms</b>	2	<b>Covered</b>	86 m <sup>2</sup>
<b>Roof garden</b>	58 m <sup>2</sup>	<b>Covered veranda</b>	12 m <sup>2</sup>
<b>Uncovered veranda</b>	18 m <sup>2</sup>	<b>Status</b>	Off plan
<b>Floor</b>	Top floor / 3	<b>Area</b>	Limassol, Chalkoutsa

## Description

Three Bedroom modern top floor apartment with roof garden and spool 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

✉ [info@vivorealty.com.cy](mailto:info@vivorealty.com.cy)

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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

Roof Garden

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## Distances

**Amenities**

500 m

**Airport**

55 km

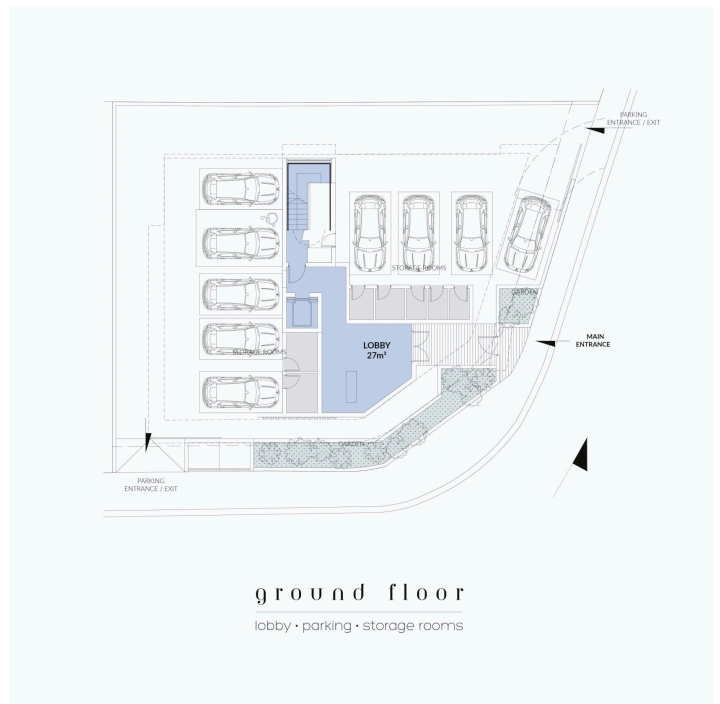
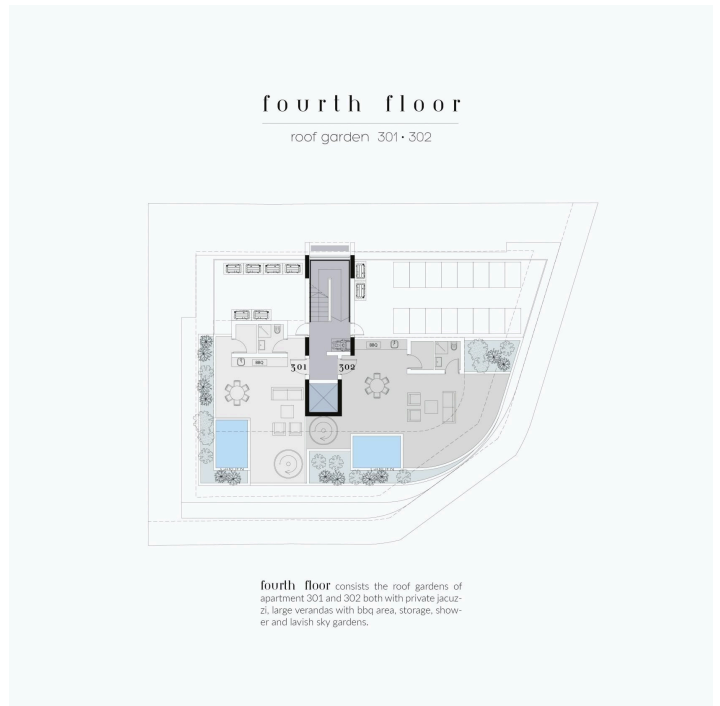
**Sea**

1.2 km

**Schools**

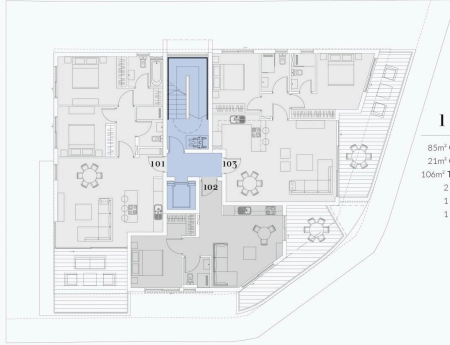
400 m

## 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

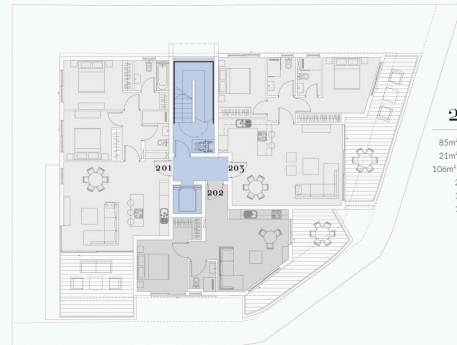
102

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.