

184793

# TWO BEDROOM TOP FLOOR APARTMENT WITH ROOF GARDEN IN AGIOS NIKOLAOS - LIMASSOL

 Agios Nikolaos, Limassol

**€465,000** +VAT





# Overview

## Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 76.5 m<sup>2</sup>

Type

**Apartment**

Covered veranda

**19 m<sup>2</sup>**

Roof garden

**30 m<sup>2</sup>**

Status

**Off plan**

Energy efficiency rating

 **A+**

## Description

For sale off plan, this modern top-floor apartment offers a comfortable internal space of 76.5 m<sup>2</sup>. Boasting two spacious bedrooms and two stylish bathrooms, this new residence is thoughtfully designed for easy living. Located on the top floor, residents will enjoy added privacy and peaceful views, with the convenience of a reliable elevator for easy access.

The apartment is situated in Agios Nikolaos, a lively residential neighborhood known for its welcoming atmosphere and well-kept surroundings. This area blends quiet streets with excellent access to local schools, shops, and parks, making it ideal for both families and professionals. The community is particularly appreciated for its balance between calm living and easy connectivity.

Offering an impressive A+ energy efficiency rating, this apartment guarantees lower utility bills and a reduced environmental footprint. Commuters will appreciate the close proximity to the highway, providing smooth travel to nearby towns and business centers. Everyday essentials are within easy reach, thanks to a wide range of amenities just minutes away.

If you're seeking a blend of modern comfort, energy efficiency, and a sought-after location, this apartment is an excellent choice. For more information or to arrange a viewing, contact Vivo Realty.



# Additional information

## Facilities

Aircondition, Provision

Elevator

Parking, Covered

Solar water heater

## Features

Bright

Double glazing

Easy access to highway

Easy access to main roads

Modern design

Near amenities

Near bus route

Quiet area

Rental potential

Roof garden

Veranda

## Distances

Amenities

 100 m

Airport

 52 km

Sea

 900 m

Public transport

 200 m

Schools

 500 m


Resort

 1 km

## Contact us



### Office Properties

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