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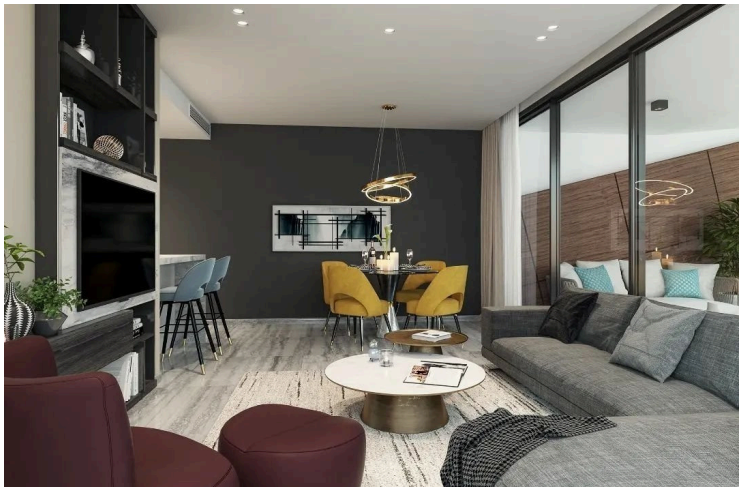
# NEW MODERN DESIGN 3 BEDROOM APARTMENT WITH ROOF GARDEN!

 Panthea, Limassol

**€630,000** +VAT







# Overview

## Specifications

Bedrooms

 3


Bathrooms

 1

Covered

 109 m<sup>2</sup>

Type	Apartment
Showers	1
Toilets	3
Status	Under construction

Year of construction	2023
Furnished	Unfurnished
Energy efficiency rating	 A

## Description

Under-construction a new modern design apartment of 3 bedrooms with roof garden in a building of 3 floors. Located in a quiet, family-friendly neighbourhood, ideal for young couples looking for a new property. Few minutes' drives to "The Grammar School" (high school) and the new Primary School of Mesa Geitonia, as well as Mediterranean hospital. Easy and quick access to roundabouts of Mesa Geitonia and Agia Fyla. Covered parking and storage room for each apartment.

All apartments will be certified with performance Category A.

Expected Delivery: April 2024

Technical Specifications:

Thermal and water insulation for all floors. External walls will be thermally insulated with 8cm polystyrene.

Performance certificate for thermal insulation – category 'A' according to the European standards.

Double glazing windows.

All sanitary fittings are imported of first quality with chrome plated accessories.

High quality kitchens with laminate finish

Solar system for heating the water is provided.

Flats will be equipped with closed system audio surveillance for the building's main entrance.

Central system TV antennas for the living room and all bedrooms will be provided.

Air condition provision

(Materials:)

Reinforced concrete structure.

Living/Dining Rooms and Corridors: High quality porcelain tiles

Bedrooms: High quality laminate parquet

Other internal areas: High quality ceramic tiles





# Floor plans



THIRD FLOOR LAYOUT

## INDEX

APARTMENT 301	APARTMENT 302	COMMON AREA
closed areas : 106.6m <sup>2</sup>	closed areas : 108.9m <sup>2</sup>	
covered verandas : 12.6m <sup>2</sup>	covered verandas : 21.2m <sup>2</sup>	
uncovered verandas : 27.7m <sup>2</sup>	uncovered verandas : 68.3m <sup>2</sup>	
storage : 7.7m <sup>2</sup>	storage : 8.6m <sup>2</sup>	



ROOF GARDEN LAYOUT

## INDEX

APARTMENT 301	APARTMENT 302	COMMON AREA
covered verandas (roof garden) : 11.7m <sup>2</sup>	covered verandas (roof garden) : 32m <sup>2</sup>	
uncovered verandas (roof garden) : 23.9m <sup>2</sup>	uncovered verandas (roof garden) : 46.9m <sup>2</sup>	
storage (roof garden) : 4.8m <sup>2</sup>	storage (roof garden) : 3.1m <sup>2</sup>	
wc (roof garden) : 6.4m <sup>2</sup>	wc (roof garden) : 3.8m <sup>2</sup>	



# Additional information

## Facilities

Aircondition, Split system  
Storage

Parking, Covered

Solar water heater

## Features

Bright  
Easy access to main roads  
Luxury specifications  
Parquet flooring

Double glazing  
En suite shower  
Modern design  
Roof garden

Easy access to highway  
Guest WC  
Near amenities  
Shower

## Contact us



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