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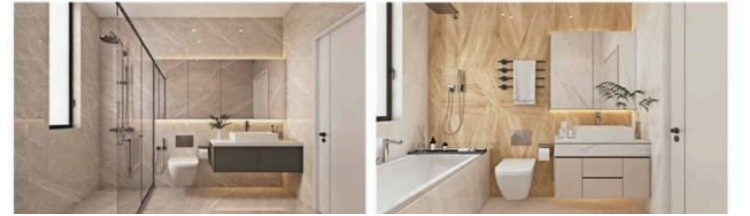
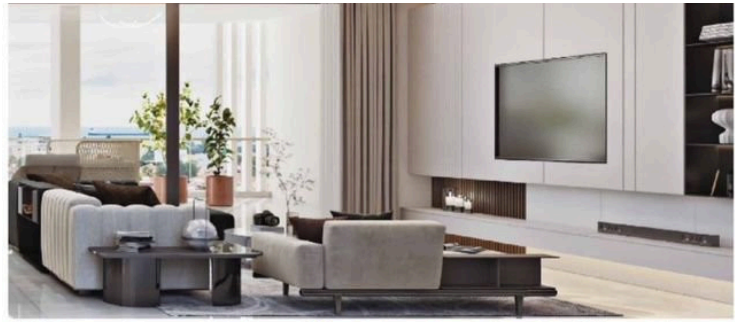
# NEW THREE + 1 BEDROOM APARTMENT AT COLUMBIA AREA

 Columbia Area, Limassol

**€795,000** +VAT







# Overview

## Specifications

Bedrooms




Bathrooms



Covered



|         |                  |
|---------|------------------|
| Type    | <b>Apartment</b> |
| Showers | <b>2</b>         |
| Toilets | <b>4</b>         |

|                          |  |
|--------------------------|--|
| Status                   | <b>Off plan</b>  |
| Year of construction     | <b>2025</b>  |
| Energy efficiency rating |  <b>A</b> |

## Description

Welcome to your future home! This modern apartment, designed with contemporary living in mind, offers 185sqm of total covered area. With three + 1 spacious bedrooms and a well-appointed bathroom, it's perfect for families or those seeking extra room for a home office.

Set within a secure gated complex, this off-plan property is scheduled to be completed in 2026, ensuring you're stepping into a brand-new space. Enjoy the comfort of underfloor heating, providing warmth and coziness throughout the year. The apartment boasts an energy efficiency rating of A, making it not only stylish but also eco-friendly.

Convenience is key, with easy access to the highway and a variety of nearby amenities. Whether you need shopping, dining, or recreational activities, everything is just a short drive away.

Don't miss the opportunity to make this modern apartment your own. Experience the perfect blend of comfort, style, and convenience. For more information, please contact Vivo Realty today.





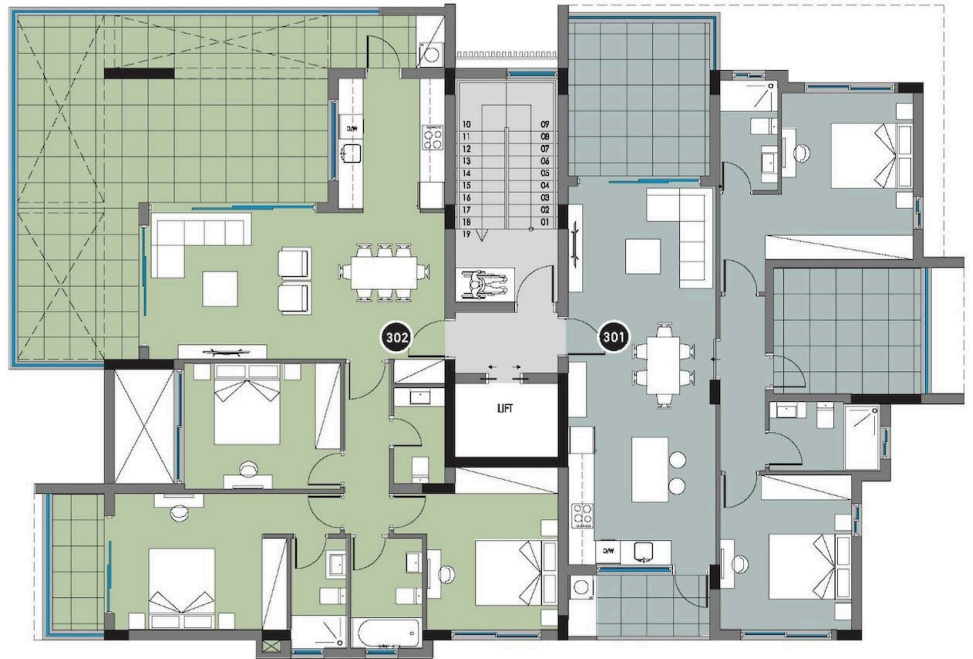
# Floor plans



## 3rd Floor



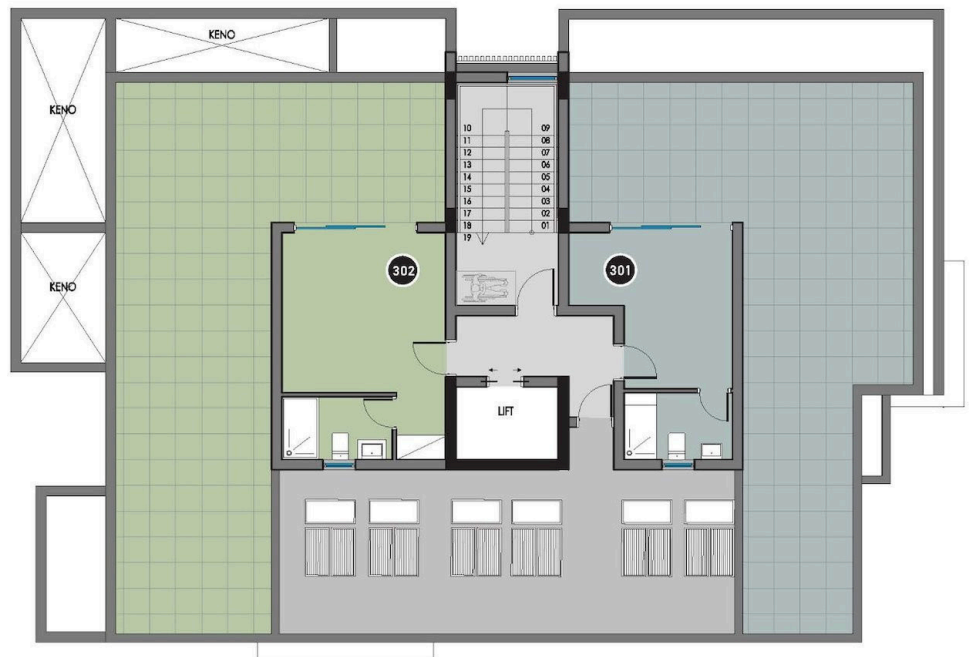
| APARTMENT NO.             | 301                        | 302                        |
|---------------------------|----------------------------|----------------------------|
| BEDROOMS                  | 2 + 2                      | 3 + 1                      |
| COVERED INDOOR AREA       | 88 m <sup>2</sup>          | 105.9 m <sup>2</sup>       |
| COVERED ROOF AREA         | 22 m <sup>2</sup>          | 27 m <sup>2</sup>          |
| COVERED VERANDA AREA      | 26.6 m <sup>2</sup>        | 31 m <sup>2</sup>          |
| STORE ROOM AREA           | 5.5 m <sup>2</sup>         | 6 m <sup>2</sup>           |
| COMMON ROOM AREA          | 12 m <sup>2</sup>          | 14.5 m <sup>2</sup>        |
| UN-COVERED VERANDA AREA   | -                          | 29 m <sup>2</sup>          |
| UN-COVERED ROOF TERRACE   | 63 m <sup>2</sup>          | 66 m <sup>2</sup>          |
| <b>TOTAL COVERED AREA</b> | <b>154.1 m<sup>2</sup></b> | <b>184.4 m<sup>2</sup></b> |



## Roof Floor



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# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Gated complex

Solar water heater

Heating, Underfloor

Storage

## Features

Alarm system, provision

CCTV

Double glazing

Elevated

Investment opportunity

Marble flooring

Parquet flooring

Rental potential

Veranda, large

Bathroom underfloor heating

Combined kitchen and dining area

Easy access to highway

En suite shower

Lobby

Modern design

Pipe-in-pipe plumbing system

Shower

Bright

Connected to electric mains

Easy access to main roads

Guest WC

Luxury specifications

Near amenities

Quiet area

Veranda, front

## Contact us



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