

60182043

# ONE BEDROOM APARTMENT FOR SALE IN AGIOS NECTARIOS LIMASSOL CITY CENTER

 Agios Nectaros, Limassol

**€310,000** +VAT









# Overview

## Specifications

Bedrooms

 1

Bathrooms

 2

Covered

 53 m<sup>2</sup>

Type **Apartment**

Toilets **2**

Status **Under construction**

Year of construction **2025**

Furnished **Unfurnished**

Energy efficiency rating  **A**

## Description

For sale: a modern apartment located in the desirable area of Agios Nectarios. This spacious unit, is currently under construction, boasts an internal area of 53 m<sup>2</sup> and features 1 comfortable bedroom a main bathroom ( with shower ) with open plan living area with kithchen

Agios Nectarios is known for its vibrant community and peaceful surroundings. Residents will enjoy easy access to various amenities, including shops, restaurants, and parks, making it an ideal location for both families and individuals seeking convenience and comfort. Veniz Residence is ideally situated just a stone's throw away from the bustling Makariou street, west of Lanitio area.

Each property is equipped with premium standard finishes:

Central VrV Air-Condition System

Photovoltaics & Net Metering for Each Apartment

Electric Vehicle Charge Provision for Each Apartment

Concealed Sanitary Mixers

Thermal Aluminum Lift & Slide - Floor-to-ceiling height doors

High Ceilings: +3m height

Ambient Entrance Lighting

Face Recognition Entry Video Phone

Interior Design Consultation

Automated Gate for Parking Area

Heat Pump Boilers

Wifi Controlled Water Heater



# Floor plans



APT	FLOOR	NO. of BEDROOMS	COVERED AREA	COVERED VER.	ROOF GARDEN	COMMON AR.	TOTAL AREA	COV. PARKINGS
101	1	1	53.5m <sup>2</sup>	17.0m <sup>2</sup> .		6.15m <sup>2</sup>	76.65m <sup>2</sup>	1
102	1	2	81.35m <sup>2</sup>	20.4m <sup>2</sup> .		9.35m <sup>2</sup>	111.11m <sup>2</sup>	1



# Additional information

## Facilities

Aircondition, Central system

Elevator

Solar water heater

## Features

Balcony

Bright

Combined kitchen and dining area

Connected to electric mains

Double glazing

Easy access to main roads

Electric car charger (provision)

En suite shower

Energy efficient doors/windows

Fitted wardrobes

Heart of city center

Luxury specifications

Modern design

Near amenities

Near bus route

Open plan

Pressurized water system


Quiet area

Rental potential

## Contact us



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