

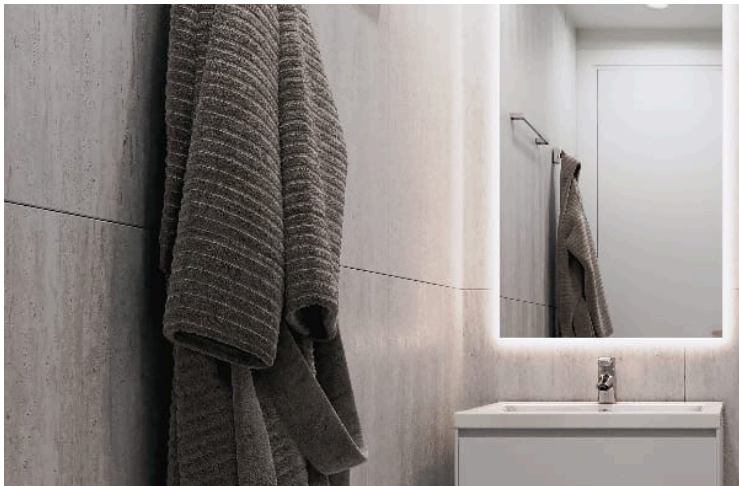
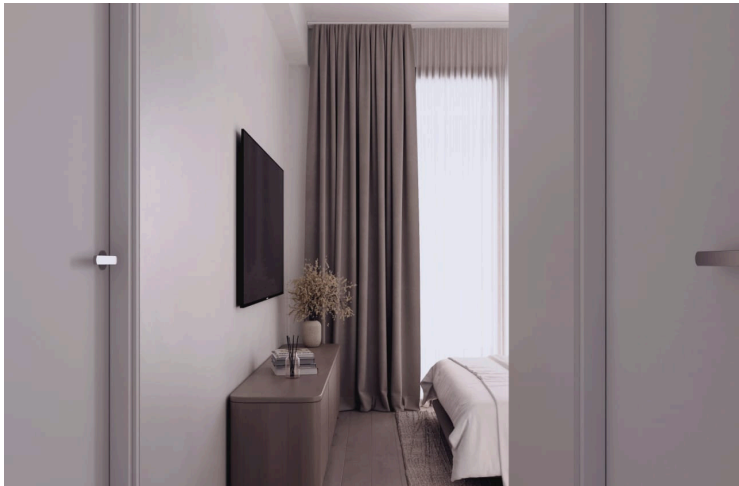
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# MODERN TWO BEDROOM APARTMENT IN MESA GETONIA LIMASSOL

 Mesa Geitonia, Limassol

**€400,000** +VAT





# Overview

## Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 75.58 m<sup>2</sup>

|                 |                      |
|-----------------|----------------------|
| Type            | Apartment            |
| Showers         | 2                    |
| Toilets         | 2                    |
| Covered veranda | 22.17 m <sup>2</sup> |
| Status          | Under construction   |

|                          |                                                                                        |
|--------------------------|----------------------------------------------------------------------------------------|
| Year of construction     | 2026                                                                                   |
| Furnished                | Unfurnished                                                                            |
| Structure                | Concrete                                                                               |
| Facade                   | Concrete                                                                               |
| Energy efficiency rating |  A+ |

## Description

Contemporary 2-bedroom apartment on the first floor of an exclusive boutique development of only 12 residences, located in a prestigious and quiet area of Mesa Geitonia.

The apartment offers 75.58 m<sup>2</sup> of internal area and 22.17 m<sup>2</sup> of covered veranda, featuring:

Open-plan living and dining area with modern kitchen

2 bedrooms with veranda access

Family bathroom

Spacious covered veranda

Covered parking and storage

Premium Features

Underfloor heating

VRV air conditioning

2.9 m high ceilings

Double-glazed thermal aluminium windows

Premium European materials and finishes

Provision for EV charging

Prime Location: Green Square Park is just a 1-minute walk away, with Tech Tower, Hyper Tower, schools, and other amenities nearby.

An ideal choice for comfortable modern living or a solid property investment in Limassol.



# Floor plans

bedrooms **2b**

area **100.56 m<sup>2</sup>**

IA: 75.58m<sup>2</sup> CV: 22.18m<sup>2</sup>

SR: 2.80m<sup>2</sup> UV: -

floor 2  
number 202



## FIRST FLOOR



|     | BED-ROOM | INDOOR AREA M <sup>2</sup> | COVERED VERANDA M <sup>2</sup> | TOTAL AREA M <sup>2</sup> |
|-----|----------|----------------------------|--------------------------------|---------------------------|
| 101 | 2        | 68.54                      | 14.88                          | 86.51                     |
| 102 | 2        | 75.58                      | 22.11                          | 100.69                    |
| 103 | 1        | 52.50                      | 13.43                          | 71.87                     |
| 104 | 2        | 75.89                      | 16.42                          | 100.32                    |



# Additional information

## Facilities

Aircondition, Central system

Heating, Underfloor

Storage

Elevator

Parking, Covered

Gated complex

Solar water heater

## Features

Balcony

CCTV (provision)

Easy access to highway

Entrance gate, automated

Investment opportunity

Near bus route

Shower

Bathroom underfloor heating

Combined kitchen and dining area

Easy access to main roads

Fitted wardrobes

Modern design

Quiet area

Thermal insulation

Bright

Door screen

Energy efficient doors/windows

Floor-to-ceiling windows

Near amenities

Rental potential

## Distances

Amenities



300 m

Sea



1 km

Public transport



300 m

Schools



600 m

## Contact us



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