



VIVO
REALTY



BRAND NEW 3 BEDROOM APARTMENT IN MESA GEITONIA

 **Limassol, Mesa Geitonia**

65177938



Price	€532,875 +VAT	Type	Apartment
Bedrooms	3	Bathrooms	1
Covered	150 m ²	Covered veranda	32 m ²
Year of Construction	2021	Status	Key ready
Energy efficiency rating	A	Floor	1 / 5
Area	Limassol, Mesa Geitonia		

Description

Proudly presenting you new project on the map of Limassol, Mesa Geitonia area. The building is a contemporary development situated in a quiet residential area at the Centre of Limassol, within easy reach of the beach and city center. All the city facilities are close and easily accessible.

The Project delivery is planned for middle of October 2021.

The proposed apartment is situated in Block B on the 1st floor.

Total covered area: 118 sqm. There is a covered veranda 32 sqm and storage room 5,2 sqm.

The apartment consists of 3 bedrooms, large veranda, 1 guest WC, 1 bathroom and toilet and 1 ensuit shower with toilet in the masterbedroom.

There are 26 apartments within two buildings each with a separate entrance. Each building consists of 12 apartments in the first four floors (2 2-bedroom and 1 3-bedroom apartments on each floor) and a 3-bedroom penthouse with roof garden and swimming pool on the fifth floor.

Each apartment has one parking space and a storage area.

The buildings are designed in such a manner, so that every apartment is southern facing and most of them have sea view. The south / southeast orientation of the buildings, does not only offer the best view possible, but also enhances energy efficiency, allowing for natural controlled lighting and minimizing the need for mechanical heating and cooling during winter and summer.

TECHNICAL SPECIFICATIONS:

GENERAL STRUCTURE

Foundations & Superstructure:

Reinforced concrete in accordance with the antiseismic standards and regulations

Internal Walls 100mm brickwork

External Walls:

250mm brickwork covered with thermal plaster

Insulation and Waterproofing

Thermal Insulation in all floors and roof and polyurethane waterproofing system in verandas and roof

FINISHES:

Living – Dining Room

Floating type wooden floor or marble tiles
Bedrooms
Floating type wooden floor, Italian made wardrobes
Kitchen
Marble tiles,
Italian cabinets and synthetic stone worktops
Verandas
Italian ceramic tiles
Front Doors / Internal Doors
Italian-made
External Walls
Fair-face Concrete / Class A Alucobond panels
3 coats of waterproof paint
Bathrooms / W.C.
Italian made ceramic tiles or marble
Sanitary ware and mixers from reputable
manufacturers
Windows / External Doors
Thermal colored aluminum Double glazed
Internal Walls
2 coats of plaster / Spatula
3 coats of emulsion paint
Barbeque Area for penthouses

MECHANICAL SERVICES

Plumbing:

- Pressured water system

Heating:

- Air cooled heat pump system
- Convector units for apartments
- Underfloor heating for fourth floor and penthouses
- Production of hot water for domestic use

Air conditioning:

- VRV heat pump system
- Ceiling concealed indoor units for all living areas

Lift:

- 2 Machine Roomless Lifts (MRL)

Swimming pool:

- Private swimming pool for each penthouse
- Vanishing edge
- LED underwater lighting

ELECTRICAL SERVICES

Lighting:

- Provision for master lighting control
- LED Spot lights in corridors, kitchen and bathrooms
- Chandeliers in Living Room and Bedrooms

- LED Hidden Light to emphasize interior spaces
 - Façade Lighting
 - Landscape Lighting
 - Occupancy sensors for parking areas
- Central Control System to control lights
and motorized blinds
Traffic barrier
Wi-Fi network
TV System/ Central IF-RF TV Distribution System
Intruder alarm/ Fire detection system
CCTV system
Video-entrance system
Audio/ video system



Office Properties

Office Administrator

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Facilities

Aircondition, Provision

Parking, Covered

Gated complex

Heating, Provision

Elevator

Solar water heater

Features

Bath

Heart of city center

Easy access to highway

High ceilings

Entrance gate

City view

Guest WC

Quiet Area

Rental Potential

Luxury specifications

Near bus route

Shower

Easy access to main roads

Combined kitchen and dining area

Fitted wardrobes

Bright

Double glazing

Veranda, front

CCTV, Provision

En suite Shower

Modern design

Near amenities

Floor plans

