



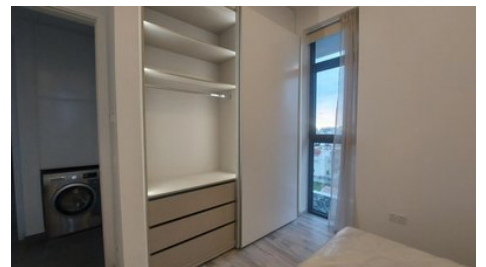
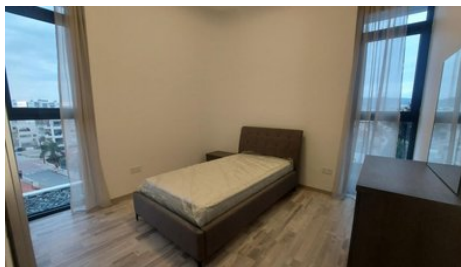
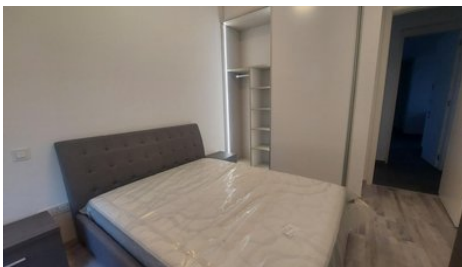
**VIVO**  
REALTY



## **BRAND NEW 3 BEDROOM APARTMENT WITH THE VIEWS IN MESA GEITONIA**

 **Limassol, Mesa Geitonia**

**65178347**



<b>Rent</b>	€3,300 /month	<b>Type</b>	Apartment
<b>Bedrooms</b>	3	<b>Bathrooms</b>	1
<b>Covered</b>	150 m <sup>2</sup>	<b>Covered veranda</b>	32 m <sup>2</sup>
<b>Year of Construction</b>	2021	<b>Status</b>	Key ready
<b>Floor</b>	3 / 5	<b>Area</b>	Limassol, Mesa Geitonia

## Description

Brand new 3 bedroom apartment available for long-term rent. The apartment is situated in the brand new building in 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.

NO PETS allowed, 2 deposits

The proposed apartment is situated in Block B.

Total covered area: 118 sqm. There is a covered veranda 32 sqm and storage room 4 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



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## Facilities

Aircondition, Provision

Parking, Covered

Gated complex

Heating, Provision

Elevator

Solar water heater

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## Features

Bath

Heart of city center

Easy access to highway

High ceilings

Entrance gate

City view

Guest WC

Quiet Area

Luxury specifications

Near bus route

Shower

Easy access to main roads

Combined kitchen and dining area

Fitted wardrobes

Bright

Double glazing

Veranda, front

En suite Shower

Modern design

Near amenities

## Floor plans

