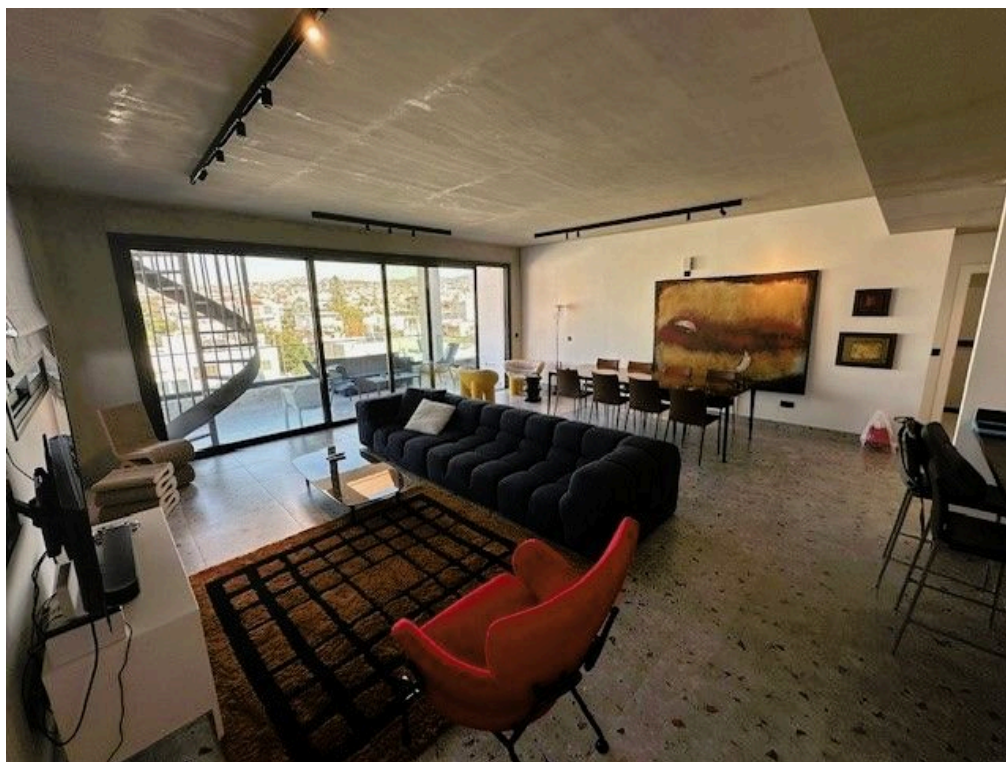




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REALTY



## STATE OF THE ART PENTHOUSE WITH ROOF GARDEN FOR SALE IN THE CITY CENTER

📍 Limassol, Petrou & Pavlou

68180936





<b>Price</b>	€720,000	<b>Type</b>	Apartment
<b>Bedrooms</b>	4	<b>Covered</b>	130 m <sup>2</sup>
<b>Roof garden</b>	60 m <sup>2</sup>	<b>Covered veranda</b>	20 m <sup>2</sup>
<b>Year of Construction</b>	2022	<b>Status</b>	Resale
<b>Energy efficiency rating</b>	A	<b>Floor</b>	Penthouse / 3
<b>Communal charge</b>	€60/month	<b>Area</b>	Limassol, Petrou & Pavlou

## Description

This a unique and fully luxurious penthouse for sale in Petrou & Pavlou area, in the heart of Limassol, Cyprus. It offers a combination of modern comfort and panoramic views. This exquisite residence is located on the 3rd floor of a contemporary building, accessible by a sleek modern elevator that adds convenience and style to your daily life.

Year completed 2022.

The penthouse boasts a generous living space of 130 square meters, complemented by 20 square meters of covered verandas that provide a seamless indoor-outdoor living experience. Additionally, the property features a stunning roof garden spanning 60 square meters, offering breathtaking panoramic views of the sea and the city.

The interior of this elegant penthouse is thoughtfully designed with three plus one bedrooms, master bedroom being en-suite, a main and spacious shower, a guest toilet and a maid's room, this space can be utilized as a guest suite or a home office and/or a second kitchen for the roof garden.

There is an open plan living room combined with the dinning room and kitchen. The kitchen is offered fully equipped. Electrical shutters all around and double glazed windows. The whole apartment was build to the fully luxurious specifications and the materials used are all to the highest end.

The entire penthouse is equipped with air-conditioning in all rooms, and an a/c system for the open plan living room. There is underfloor heating all around. The property is offered not furnished, but the owner is willing to sell the property fully furnished upon negotiation.

The penthouse comes with two covered parking spaces, and additionally, a storage room is included.

The property is designed for low maintenance, allowing residents to enjoy the luxurious lifestyle without the hassle of extensive upkeep. The gated and secured premises provide a sense of security, and a small garden adds a touch of nature to the surroundings. There are photovoltaic panels for the common areas.

Conveniently located, this penthouse is close to all amenities, making daily errands and entertainment easily accessible. The proximity to the sea, just 10 minutes away, enhances the appeal of this residence, offering the perfect balance between urban living and seaside tranquility.

The roof garden is a highlight of this penthouse, featuring a BBQ area that is perfect for entertaining guests or enjoying quiet evenings with family. The unobstructed panoramic views create a captivating backdrop, making the roof garden a delightful space for relaxation and socializing.

Priced at €720,000 as a resale with no VAT, this penthouse presents a unique opportunity to own a sophisticated and well-appointed residence in the heart of Limassol. .

This penthouse is offered as if it is brand new



### **Office Properties**

Office Administrator

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## Facilities

Aircondition, Split system

Parking, Covered

Storage

Landscaped garden

Outdoor shower

Heating, Underfloor

Elevator

Gated complex

Maid's room

Solar water heater

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## Features

Shower	Bicycle parking
Fire detector	Sound insulation
Thermal insulation	Heart of city center
Easy access to main roads	Easy access to highway
Bathroom underfloor heating	Combined kitchen and dining area
Spacious rooms	Solitary
Elevated	Connected to electric mains
Municipal water/sewage	Openings in opposite sides
Next to green area	Balcony
Fitted wardrobes	Utility room
Entrance gate, automated	Outdoor kitchen
Shutters, electric	Water softener
Pressurized water system	Investment opportunity
Play room	Suitable for work
Bright	City view
Open plan	Ceramic tiles
Bar	Mountain view
Alarm system, Provision	Tile flooring
Double glazing	Guest WC
Veranda, large	Quiet Area
Granite countertops	Marble flooring
Distressed property	En suite Shower
Luxury specifications	Modern design
Country view	Panoramic view
Near bus route	Near amenities
Barbeque	Roof Garden
Office	Kitchen appliances