



VIVO
REALTY



3 BEDROOM MODERN APARTMENT IN THE CENTER OF TOWN

 **Limassol, Agios Nikolaos**

8177852



Price	€435,000 +VAT	Type	Apartment
Bedrooms	3	Bathrooms	1
Covered	113 m ²	Covered veranda	41 m ²
Uncovered veranda	27 m ²	Year of Construction	2021
Status	Under construction	Floor	3 / 4
Area	Limassol, Agios Nikolaos		

Description

This luxury and modern design Residences located in the heart of Limassol City Center, with easy access to all highways leading to Larnaca, Paphos and Nicosia and with only three minute walking distance from the most beautiful coastline of Limassol,

The location is exceptional as it combines tranquil residential living together with ample amenities. The employees of the surrounding businesses create a high demand for rental, making the investment, a high yield one.

The four-story building boasts a selection of eleven spacious and luxury apartments of one, two and three bedrooms. The two bedroom apartment on the 4rth floor includes a beautiful roof garden and on the same floor the three bedroom apartment includes a roof garden and a swimming pool. All units feature impressive interior design elements and a stunning combination of superior quality building materials mostly imported with high-tech specifications, resistant for long life and low maintenance costs. The architectural design is breath taking with high specifications, security gates, intercom and ample parking.

Private gated project
 Zero energy building class A / photovoltaic system
 VRV System for Heating and cooling
 Provision for under floor heating for 2nd and 3rd floor
 Video entry system
 Exceptional Quality branded sanitary fittings
 Lavishly design of Carpentry and joinery work
 Exterior finishes: HPL, aluminum and glass
 Sunscreens on the balconies



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Facilities

Aircondition, Provision
 Parking, Covered
 Storage
 Solar photovoltaic panels

Heating, Provision
 Elevator
 Gated complex

Features

Central TV system
 Heart of city center
 Easy access to highway
 Municipal water/sewage
 Fitted wardrobes
 Utility room
 Pressurized water system
 Open plan
 Double glazing
 Rental Potential
 Modern design
 Near amenities

Fire detector
 Easy access to main roads
 Connected to electric mains
 Balcony
 Garbage disposal
 Entrance gate, automated
 Bright
 Alarm system, Provision
 CCTV
 Luxury specifications
 Near bus route

Distances

Amenities 100 m
Sea 900 m
Schools 200 m

Airport 65 km
Public Transport 100 m