

#11634

# 2 Bedroom Apartment For Sale Limassol

 Omonia, LIMASSOL

**€380,000** +VAT





# Overview

## Specifications

Bedrooms

 2


Bathrooms

 1

Covered

 96.65 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>2</b>
Plot	<b>150.2 m<sup>2</sup></b>
Covered veranda	<b>8.55 m<sup>2</sup></b>

Uncovered veranda	<b>45.86 m<sup>2</sup></b>
Year of construction	<b>2028</b>
Energy efficiency rating	 <b>A</b>

## Description

The project has been thoughtfully designed to combine innovation, sustainability, and contemporary elegance, offering a refined smart-home lifestyle in the heart of Limassol. Each residence features full smart home integration, underfloor heating and cooling with a concealed VRV system, photovoltaic panels with battery storage for long-term energy efficiency, and private EV charging stations.

Built to premium German construction standards, the development includes enhanced thermal and sound insulation, Penetron concrete technology, and preparation for electric blinds — ensuring comfort, quality, and modern convenience throughout.

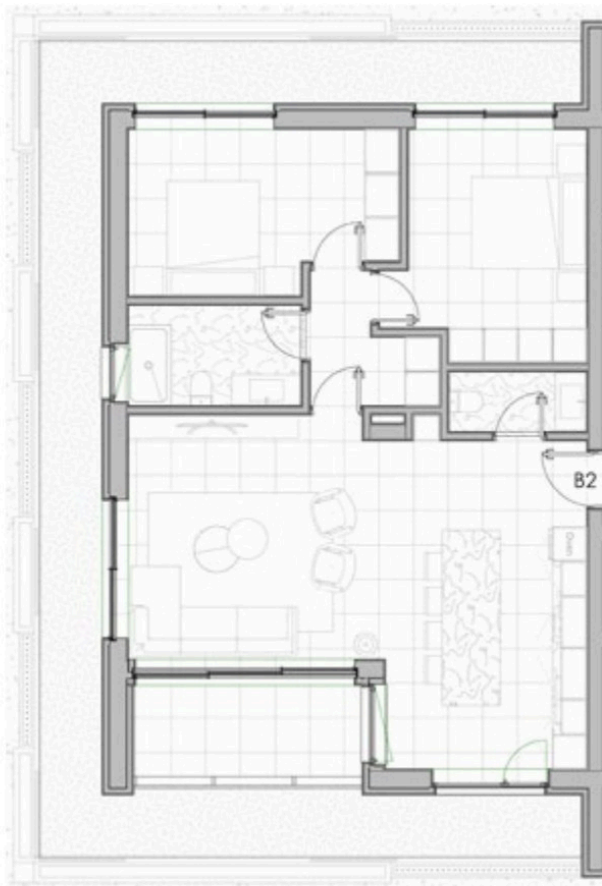
This spacious apartment offers a total covered area of 105.20 m<sup>2</sup>, complemented by a generous 45.86 m<sup>2</sup> uncovered veranda/balcony. The residence includes a luxury modern kitchen (excluding appliances), fully fitted bathrooms, built-in wardrobes, a private storage room of 4.31 m<sup>2</sup> with additional fourth-floor storage, and a covered parking space.

It presents a truly distinctive opportunity in Cyprus, where cutting-edge technology, sustainable living, and understated luxury come together seamlessly.

# TWO bedroom apartments

COMMON AREAS FOR LEVEL 02: 22.35m<sup>2</sup>

Common Staircase - 14.08m<sup>2</sup> / Common Corridor - 4.14m<sup>2</sup> / Common Elevator - 4.14m<sup>2</sup>



## level 02 - B1, B2

Entrance:	7.47m <sup>2</sup>
Kitchen:	19.40m <sup>2</sup>
Living Areas:	21.54m <sup>2</sup>
Corridor:	2.90m <sup>2</sup>
Laundry:	1.42m <sup>2</sup>
Bedroom 1:	16.86m <sup>2</sup>
Bedroom 2:	16.03m <sup>2</sup>
WC:	3.34m <sup>2</sup>
Bathroom:	6.69m <sup>2</sup>
Covered Veranda:	8.55m <sup>2</sup>
Balcony (Green):	45.86m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>150.18m<sup>2</sup></b>

Gross Building Area (GBA)

# Additional information

## Facilities

Elevator

Parking, Covered

Storage

## Features

CCTV

Combined kitchen and dining area

Double glazing

Easy access to main roads

Guest WC

Modern design

Near amenities

Near bus route

Open plan

Veranda

## Distances

Amenities

 500 m

Airport

 60 km

Sea

 2 km

Public transport

 450 m