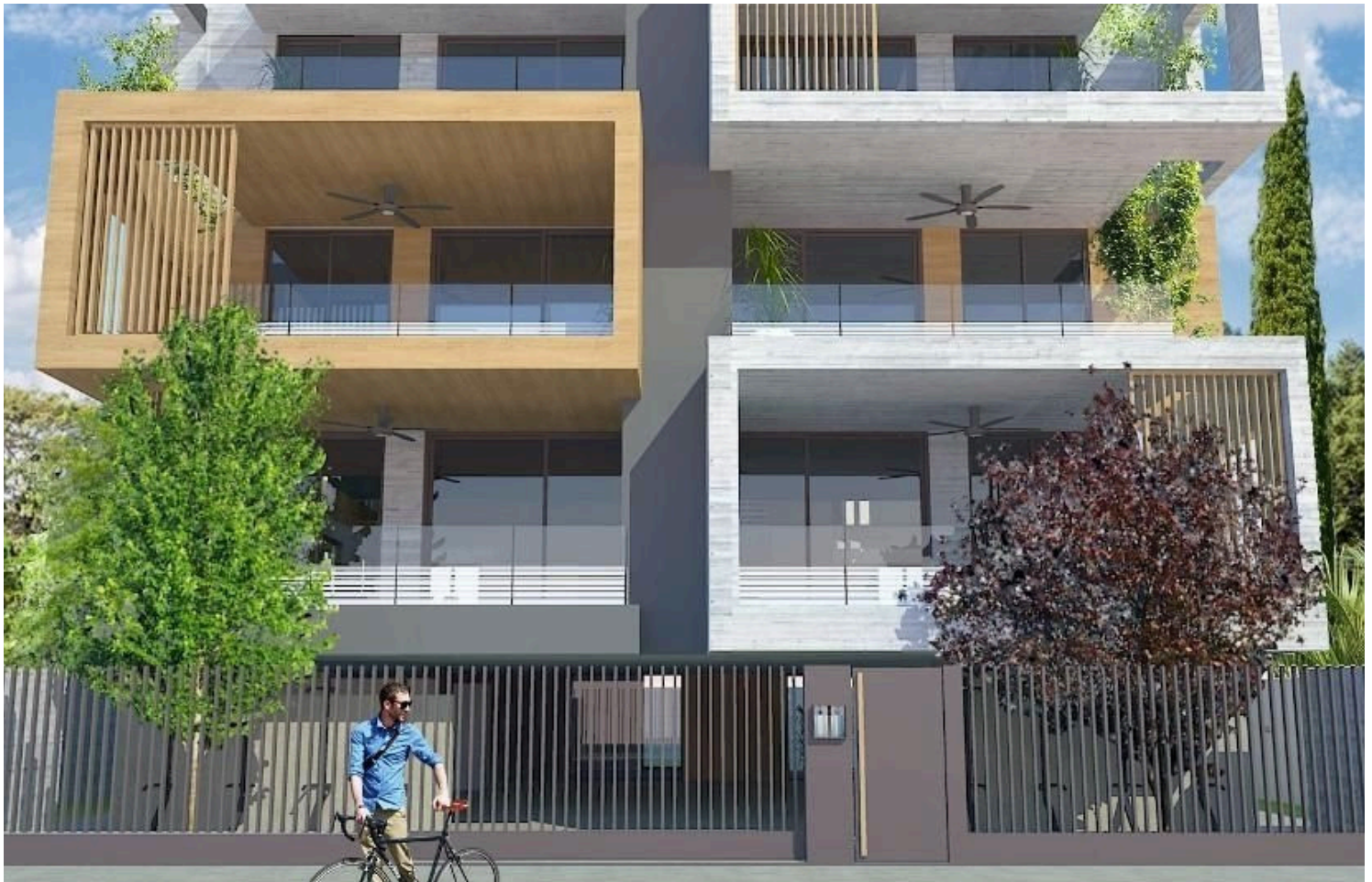


#6464

# 2 Bedroom Apartment In The Heart Of Limassol

📍 Agios Nicolaos, Town Centre, Limassol

€395,000 +VAT









# Overview

## Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 80 m<sup>2</sup>

Type

**Apartment**

Plot

**89 m<sup>2</sup>**

Status

**Under construction**

Year of construction

**2021**

Energy efficiency rating

 **A**

## Description

Two Bedroom Apartment in a high-standard residential building in the heart of Limassol, Cyprus. The project is located in the most central area of Limassol and at the same time in a very quiet neighbourhood of the city. Short distance walk to all the services area (supermarkets, restaurants, schools, etc.), the historic and cultural center of Limassol, the beach and the pier. The motorway linking Limassol to the other cities of the island and the villages in Troodos' Mountains is just five minutes away. This residence consists of four two-bedroom apartments, two on the first and second floor, a three-bedroom apartment on the third floor. Ground-floor includes parking spaces for all apartments.

All mechanical installations are housed at the intermediate floor for better performance and protection. Bio-climatic design with passive sunscreen and solar effects sun protection (orientation, thermal insulation, natural ventilation) in combination with energy measures (use of renewable energy sources for the 25% of the needs, use of heat pumps with minimum consumption and maximum efficiency) set the building in energy class A +, an example of sustainable “dwelling” according to the spirit of our era.

### FEATURES

- > A+ Energy Classification, the building will be fitted with Photovoltaic panels
- > Thermal insulations for energy A+ classification
- > Outstanding location
- > Underfloor heating
- > Central VRV air conditioning
- > European High standard sanitary ware
- > European standard kitchen and cabinets

# Additional information





## Facilities

Aircondition, Central system	Heating, Underfloor	Parking, Covered
Solar photovoltaic panels	Storage	

## Features

Heart of city center	Modern design	Open plan
Veranda, front		

## Distances

Amenities  200 m	Sea  600 m	Public transport  200 m
Schools  500 m		