



# SUPERIOR REAL ESTATE - CYPRUS

93 Georgiou A4048 Potomos Germasogeias Shop 4, S&K Stylianou, Limassol  
Free phone (Local): 8000 8000, Tel: +357 2531 2728, Fax: +357 2531 2147

Reference No. LI-4664A



## 2 BDR apartment for sale in Neapolis

EUR 0

City: Limassol  
Area: Neapolis  
Type: Apartment  
Bedrooms: 2  
Bathrooms: 3  
Covered: 119m2  
Title deeds: No

Sale type: New  
Kitchen: Fitted  
Parking: Communal  
Views: Sea views  
Built year: 2019

\* Prestigious new development \* Distinguished architecture, interiors, quality, residents facilities \* Advantages of location, security, inspiring architecture and uninterrupted sea views from every level \* High tower \* Luxuriously landscaped gardens \* Gated Entrance and Security Pavilion \* Infinity Pool \* Concierge Services \* Secure Parking \* Luxurious high entrance lobbies & elevators \* Lounge & Entertainment area \* Sun deck areas \* Fully equipped Residents Gym and games area \* Facilities with Sauna and steam room \* Secure Children's Play area \* Extensive landscaped \* Store room for each apartment \* Full range of 24h services

The project stands just 110 meters away from one of Limassol's best blue flag beaches, as well as 50 meters from the renowned Debenhams supermarket and with a kids playground 30 meters away.

### Description:

The building has a height of 29 meters, 9 floors. With only 2 aptmtns per floor. There are 8 two bedroom and 3 three bedroom apartments.

- The basement will consist of underground parking and storage areas.
- The ground floor apartment will consist of a lobby, gym, spa area with his and her changing rooms and showers, as well as a common lounge near the adult and children's swimming pools.

Call +357 2531 2728 or email [limassol@cyprus-realestate.net](mailto:limassol@cyprus-realestate.net) for more information

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- The second floor will be the mechanical floor, containing all A/C compressors and water pumps.
- Floors 3 to 6 will have just two 2 bedroom apartments per floor.
- Floor 7 will have a three bedroom apartment and the entrance to the stunning triplex/penthouse with a private elevator and its own roof terrace and pool.
- Floor 8 will consist with the second floor of the triplex and a three bedroom penthouse with its own roof terrace and pool.
- Floor 9 will consist of the private roof terraces for both the triplex/penthouse and the three bedroom penthouse.

The residence will be constructed with the highest specifications and standard. This will be a Class A energy efficiency building, all communal areas will be operated with solar energy making it a low consumption building

and all the exterior walls of the building will be insulated with the equivalent of 10cm polystyrene and the latest aluminum profiled windows which will create comfortable microclimate in each apartment. In addition the whole exterior facade will be cladded with ceramic and HPL panels which in result will further improve the energy performance and allow the building to keep its aesthetics with minimal maintenance for years to come, this makes the Residence not only a safer and smarter investment but also a cheaper investment in the long run.

All apartments will come with underfloor heating, VRV air conditioning system and electronic shutters in the bedroom as standard. The only thing that is optional is the KNX home automation system for the two bedroom apartments (it comes standard in the three bedroom apartments).

### Advantages:

- Walking distance to the beach
- Walking distance to the main supermarkets of the city
- Walking distance to park
- Walking distance to the islands finest boutiques
- South facing building
- Energy efficient building
- Low maintenance building
- Ventilated facade
- Shallow pool for children
- Gym and spa area
- Finest quality construction materials
- Underground parking
- Only 11 apartments

The advantages of this Residence and the location make it a great investment for use as a personal residence and especially as an investment to generate rental income. The location and close

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proximity to all shops and amenities will generate great interest amongst tourists who wish to visit the island, as for the investor this project is the ideal choice in regards to rent since this building will not require exterior fixing and painting every couple of years and will have low communal expenses and costs in general.

This project will be constructed by December 2019. Prices are negotiable, Exc VAT

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