



## 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-5222



### 3 BDR penthouse for sale in Panthea

EUR 0

City: Limassol	Title deeds: Yes
Area: Panthea	Sale type: Resale
Type: Penthouse	Kitchen: Fully equipped
Bedrooms: 3	Furnished: Yes
Bathrooms: 3	Parking: Private Covered
Pool: None	Views: Sea views
Covered: 146m2	

\* Mesa Geitonia / Panthea \* 900 meters north of the roundabout of Mesa Geitonia \* 4 km to the beach \* 3rd floor \* Penthouse \* Covered area 146m2 \* Panoramic sea view \* Open plan living room dining area and kitchen area \* Fireplace \* Large covered verandas 40m2 \* Uncovered verandas 15m2 \* Master bedroom en-suite (jet-shower) \* 2 bedrooms with fitted wardrobes \* Bathroom \* Guest WC \* Underfloor electric central heating \* Hidden ac system \* Lighting systems \* Latest version CRESTRON 'Smart house' system full automation, including 'ALEXA' upgraded March 2021 \* Electric shutters \* Electric roller blinds \* Electrical appliances (Miele) \* Speakers in all the house \* 2 parking places \* 2 storage room \* Title Deeds \*

The immediate area is widely developed and comprises mostly residential establishments (flats, villas, and other residential units). Also, the area consists of high-cost residential developments. On the day of inspection, there were a number of on-going development projects in the area, as well as few vacant building plots. It is generally considered as an attractive area with easy access to the motorway and to the city center.

The flat under consideration is located in a 3-floor small building with five flats. The location enjoys close proximity to the city center, and to a wide range of amenities.

The penthouse located on the third floor and consists of a single living room with a kitchen, guest toilet, bathroom with toilet, office, two bedrooms of which the main with jacuzzi/toilet and wardrobe

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

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and covered/uncovered verandas. According to the title deed, the total area of the apartment is 146 square meters of enclosed space and 40 square meters of covered verandas and 15 square meters. It is worth mentioning that the flat offers a panoramic view of the sea.

The apartment has the right to use 2 cover parking spaces and 2 storage places on the ground floor.

There are an underfloor electric central heating and hidden ac system. The kitchen of the flat is supplied by one of the most well-known kitchen brands from Italy.

The apartment lighting systems are fully integrated with a Crestron Automation System. Control of the lighting from a wall-mounted Crestron control keypads and switches.

Also, the flat is covered with ceramic tiles (Versace), laminate parquet, and marble/granite. The windows are in aluminum frames with double glazing. A false ceiling design with hidden lighting is made for the flat.

In general, the flat is finished with high-quality materials consisting modern luxurious flat.

It is worth mentioning that the flat has been fully renovated at a very high cost.

The date of valuation and inspection of the property is the 11th of January 2018.

The comparable method of valuation has been used.

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