



ID: CY-35-1-105851
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3 bedroom
ApartmentLocation: Akrotiri
PeninsulaINTERNAL AREA: 106

Cyprus, Limassol

Price:	€ 524 300
Object type	Apartment
Bedrooms	3
Number of rooms	4
Area	106 m2
Category	For sale



3 bedroom ApartmentLocation: Akrotiri PeninsulaINTERNAL AREA: 106.00m²COVERED VERANDA: 22.50m²UNCOVERED VERANDA: 3.35m²TOTAL COV. AREA 146.52m²3rd FloorEnergy Efficiency: AAir ConditioningCentral Heating Delivery 14 months New residential project, conveniently located southwest of the Limassol historic town centre in the Akrotiri Peninsula in one of the city's most upcoming and green areas. Residents Facilities & Services- A managed resort type development A spacious master plan unseen in Limassol to-date with open spaces, landscaped gardens & swimming pools will provide both comfort and privacy, in an area famed for its very green surroundings and unspoiled beaches. 75% of land allocated to open spaces Lush landscaped gardens 2 adult Swimming pools 2 kids Swimming pools Gym / Sauna / Steam bath / Massage Reception / Kiosk Restaurant Property management Security / Concierge Ample parking The development neighbors 3 public schools (400-800 meters) as well as a private English school (600 meters) with nursery, primary and secondary classes, grocery shops, clinics and doctor practices and it is the part of the city closest to the beautiful Lady's Mile sandy beach. The project is very near the Integrated Casino Resort, the Limassol Mall (another 7,000 sqm of commercial space are licensed and will be added) the under construction 18 hole golf course and the Dubai Ports cruise terminal. The above will turn the area into a regional playground with hundreds of thousands new tourists and thousands new jobs. Furthermore, the area has excellent connectivity with Larnaca & Paphos airports and all cities through the A1 Highway. Within Limassol it has easy access through the main roads of Franklin Roosevelt & New Port Road to downtown Limassol and Aktaia Odos which as per the municipalities declared plan it will become the island's tech hub. Due to the absence of any developments, new or old as well as the area's low densities, the area will grow to a modern, green and spaciouly developed part of the city, with homogenous buildings, lower traffic, less pollution and overall a more pleasant lifestyle. Investment Outlook(over & above Limassol's strong property market) The absence of any reasonably priced mid-range accommodation, not only in the west, but in the whole of Limassol, in relation with the addition of thousands of new employees with their families and tourists in this specific area, will allow owners a comfortable rental return in the range of 4-6% plus capital appreciation.

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