



ID: CY-35-1-105852  
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**For sale under construction  
apartment of 146 sq**

*Cyprus, Limassol*

<b>Price:</b>	<b>€ 678 030</b>
<b>Object type</b>	Apartment
<b>Bedrooms</b>	3
<b>Number of rooms</b>	4
<b>Area</b>	146 m2
<b>Category</b>	For sale



For sale under construction apartment of 146 sq.meters in Limassol. The apartment is situated on the 3rd floor. consists of 3 bedrooms, living room with kitchen, one bathroom, one shower WC, one WC. Flat has interior layout. The property is subject to VAT. Building has a lift. Extras included with the property: parking space. The property boasts a shared swimming pool. 3 bedroom PenthouseLocation: Akrotiri PeninsulaINTERNAL AREA: 129.00m<sup>2</sup>COVERED VERANDA: 45.00m<sup>2</sup>UNCOVERED VERANDA: 48.00m<sup>2</sup>TOTAL COV. AREA 196.00m<sup>2</sup>4th 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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