



#17121

# Modern 3 Bedroom Apartment for Sale in Kato Polemida, Limassol

 Kato Polemida, Limassol

**€385,000** +VAT



# Overview

## Specifications

Bedrooms

 3

Bathrooms

 2

Covered

 96 m<sup>2</sup>

Type	<b>Apartment</b>
Showers	<b>1</b>
Toilets	<b>2</b>
Covered veranda	<b>39 m<sup>2</sup></b>

Status	<b>Under construction</b>
Year of construction	<b>2027</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

For sale: A modern, under-construction apartment in the growing area of Kato Polemidia. This spacious property offers 96 m<sup>2</sup> of internal space thoughtfully designed for comfort and convenience. Situated on the second floor of a three-storey building, this home provides the perfect balance of privacy and accessibility.

The apartment includes three generous bedrooms and two well-appointed bathrooms. Large windows welcome natural light, highlighting the open-plan layout and high-quality finishes. With energy efficiency rated at class A, you can enjoy lower utility costs and a more sustainable lifestyle. The property will be completed in February 2027 with a full renovation, ensuring a brand-new living experience.

### Technical Specifications

#### Foundations / Frame / Masonry

- The building is designed to comply fully with the European regulation of the anti- seismic code.
- External walls are of 25cm thickness clad with polystyrene slabs for thermal insulation plaster to meet the standards for insulation.

#### Thermal Insulation & Water Proofing

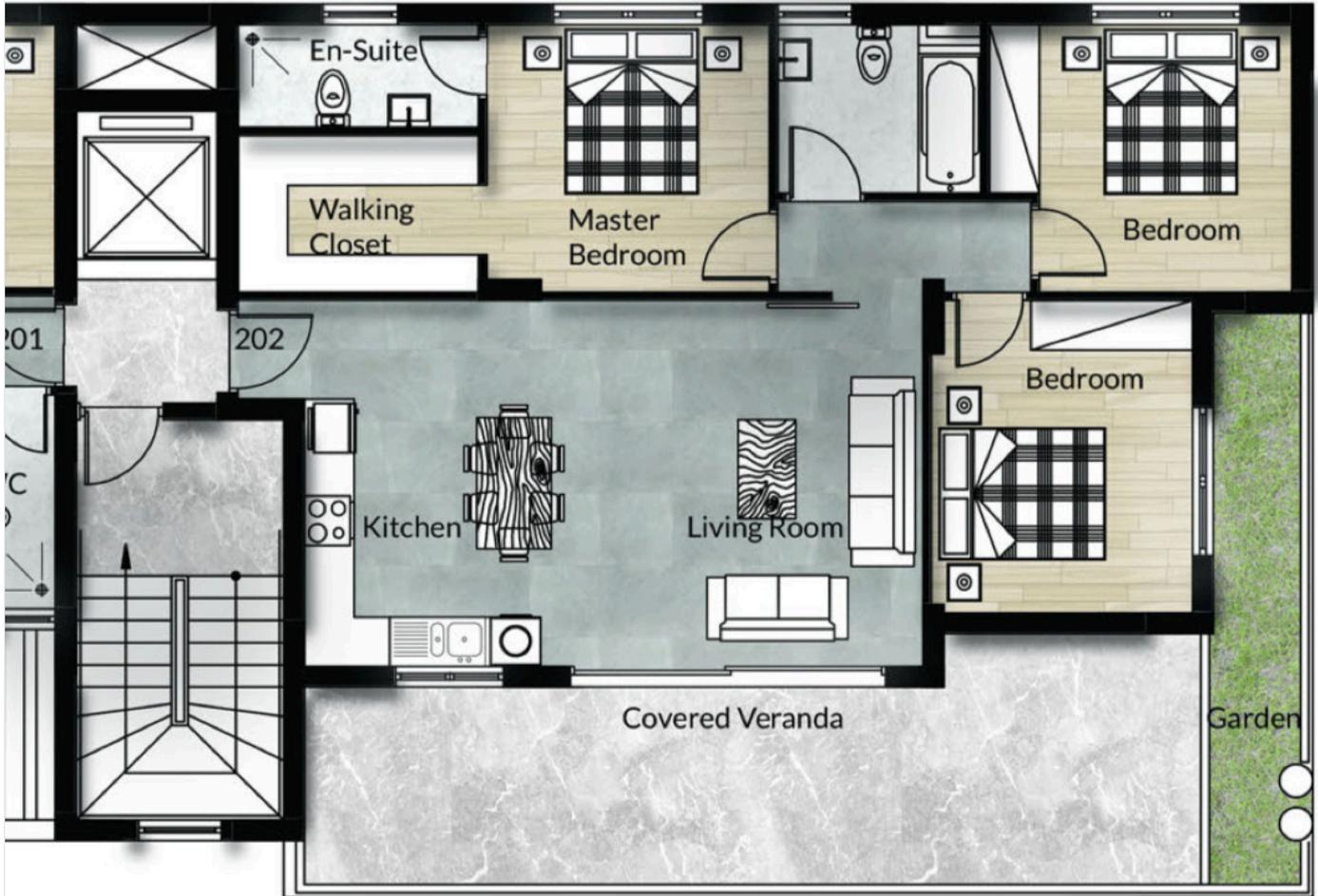
- The building is designed with Energy Efficiency Class A standards
- Thermal insulation, according to the legal requirements and the mechanical Study Issued by the Consultant of the Project to meet the energy efficiency standards.
- External walls insulation: Extruded polystyrene is placed with a layer of concrete with a thickness of 10 cm.
- Water proofing: A layer of bituminous membrane is covering the roof and the verandas.

#### Floor Coverings

- Common areas and staircase: Flooring based on Architect's choice.



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

## Distances

Amenities

 200 m

Airport

 60 km

Sea

 3 km

Schools

 500 m

## Contact us



**Tatiana Larikova**

 (+357) 99853353

 tlarina777@gmail.com

