



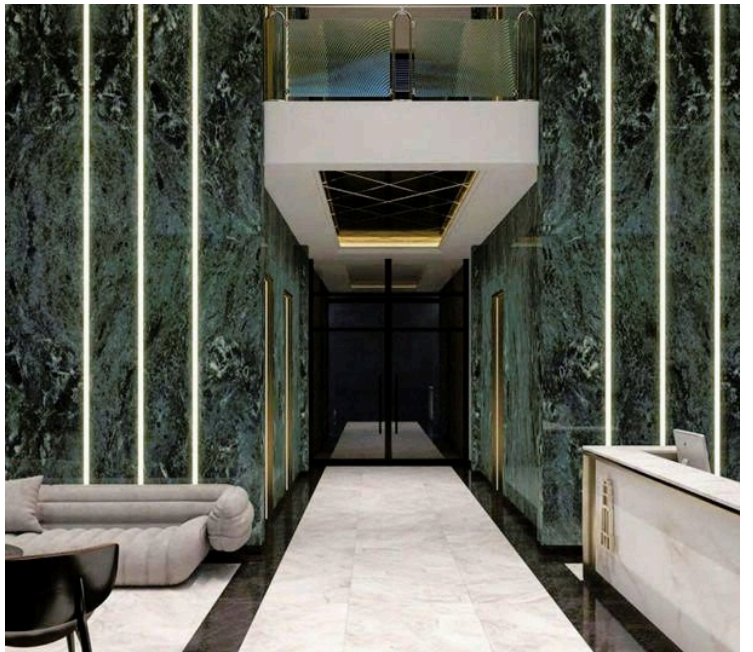
#18199

# 3 bedroom apartment, located on the seafront avenue in one of the most prestigious districts in Limassol (18199)

📍 Parekklesia Tourist Area, Limassol

€3,300,000 +VAT





# Overview

## Specifications

Bedrooms

 3

Bathrooms

 2

Covered

 139 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>3</b>
Covered veranda	<b>17 m<sup>2</sup></b>
Status	<b>Key ready</b>
Year of construction	<b>2023</b>

Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Communal charge frequency	<b>Monthly</b>
Energy efficiency rating	 <b>A</b>

## Description

A club residence located on the seafront avenue in one of the most prestigious districts in Limassol. The complex differs from all others, owing to both excellent location and exceptional external and internal specifications, as well as for the remarkably versatile facilities. In fact, this is the only club premium category project amongst all high-rise buildings in Limassol.

### COMMON FEATURES:

The complex is located in the eastern part of Limassol, directly on the promenade on a plot of 8,000 m<sup>2</sup> next to the new and the most prestigious Amara hotel, as well as Park Lane Hotel and other famous hotels. This is the most expensive and prestigious area of Limassol – Amathounta. St Raphael Hotel and marina are nearby too. In addition, perhaps the most popular restaurants of the city are concentrated in this area.

Guarded fenced area with the 24-hour CCTV surveillance and 76 parking spaces.

Bricks for the internal and external walls are used instead of plasterboard (gypsum).

Landscaping was designed by the London-based company Boon Brown, known for their iconic style.

The building, in Art Deco style, is fully cladded with natural polished travertine. This is not only for aesthetical reasons but also due to the fact that it keeps the internal room temperatures comfortable at any season. This is combined with a supply and exhaust ventilation system utilizing heat exchangers, in a manner which simply did not exist in Cyprus before.



# Additional information

## Facilities

Aircondition, Central system

Gated complex

Landscaped garden

Pool, Communal

Storage

Childrens playground

Gym

Outdoor shower

Solar photovoltaic panels

Tennis court

Elevator

Heating, Underfloor

Parking, Covered

Solar water heater

## Features

24-hour security

Bath

Double glazing

En suite shower

Entrance gate, automated

Investment opportunity

Near bus route

Pressurized water system

Sea view

Thermal insulation

Walk-in closet

Balcony

Bright

Easy access to highway

Energy efficient doors/windows

Granite countertops

Luxury specifications

Open plan

Quiet area

Shower

Veranda

Walking distance to beach

Barbeque

CCTV

Easy access to main roads

Entrance gate

Guest WC

Near amenities

Panoramic view

Rental potential

Spacious rooms

Veranda, large

## Distances

Amenities



500 m

Airport



55 km

Sea



800 m

Public transport



700 m

Schools



6 km

Resort



1 km



## Contact us



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