



#4572

? Charming 1-Bedroom Fully Furnished Apartment in Tersefanou Village, Larnaca - A Perfect Blend of Serenity and Accessibility! (4572)

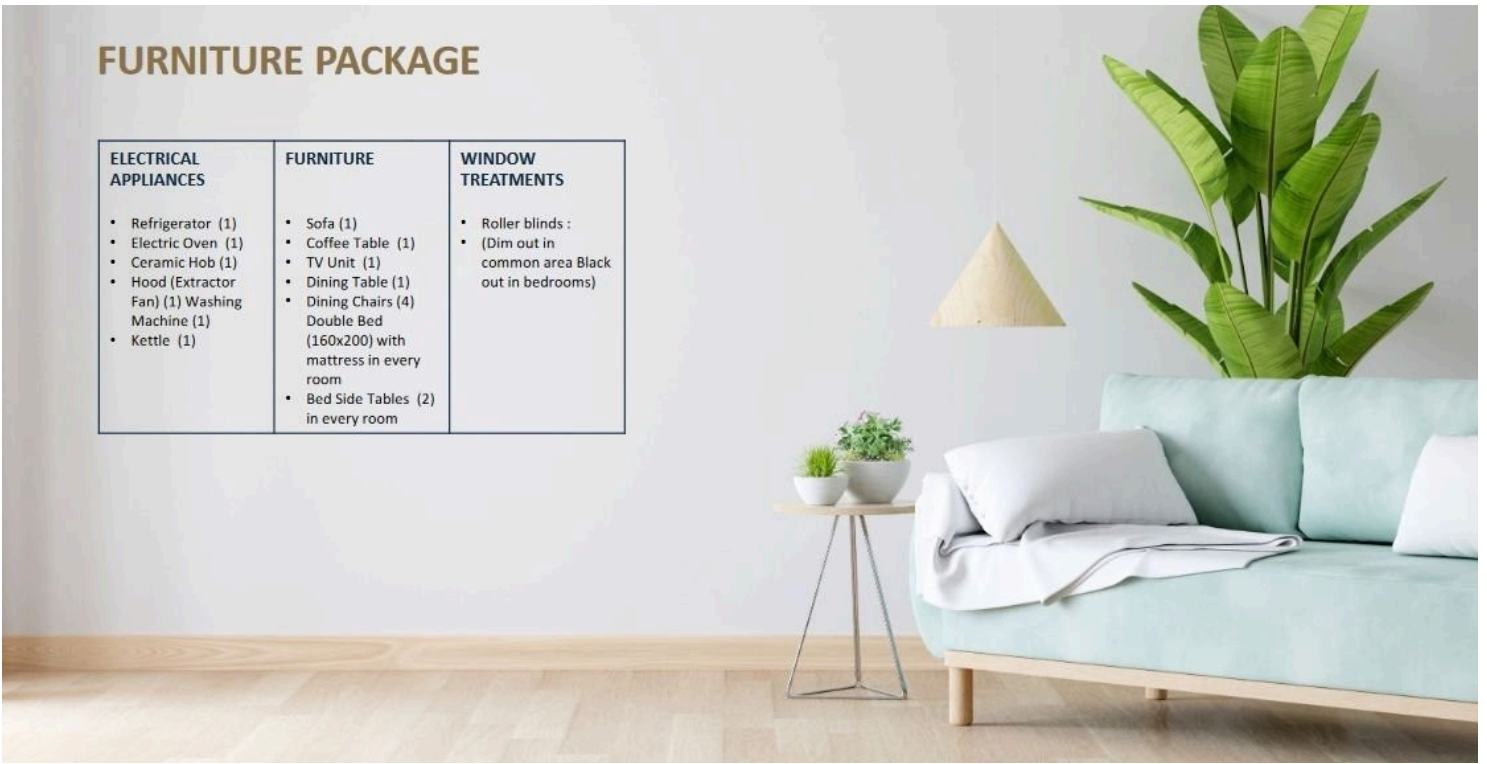
📍 Tersefanou, Larnaca

€103,650



FURNITURE PACKAGE

ELECTRICAL APPLIANCES	FURNITURE	WINDOW TREATMENTS
<ul style="list-style-type: none">• Refrigerator (1)• Electric Oven (1)• Ceramic Hob (1)• Hood (Extractor Fan) (1)• Washing Machine (1)• Kettle (1)	<ul style="list-style-type: none">• Sofa (1)• Coffee Table (1)• TV Unit (1)• Dining Table (1)• Dining Chairs (4)• Double Bed (160x200) with mattress in every room• Bed Side Tables (2) in every room	<ul style="list-style-type: none">• Roller blinds :• (Dim out in common area Black out in bedrooms)



Overview

Specifications

Bedrooms



1

Bathrooms



1

Covered

51 m²

Type	Apartment
Toilets	1
Covered veranda	14 m²
Status	Under construction
Title deed	Yes

Furnished	Fully furnished
Structure	Concrete
Facade	Concrete
Communal charge frequency	Monthly
Energy efficiency rating	A

Description

? Charming 1-Bedroom Fully Furnished Apartment in Tersefanou Village, Larnaca - A Perfect Blend of Serenity and Accessibility! (4572)

@EUR 103.650 (NO VAT)

Project Highlights:

? NO VAT PROJECT

? 7% RENTAL RETURN

? TITLE DEEDS READY

? DELIVERY IN 8 MONTHS

?? FULLY RENOVATED - Delivery Date: Renovation with Title Deed July 2024 (8 months)

Project Facts:

? Status: Under Redevelopment

? Location: Tersefanou, Larnaca

? Highlights:

Floor plans

TECHNICAL SPECIFICATIONS

DURING RENOVATION THE BELOW WORKS WILL BE EXECUTED:

1. EXTERIOR:

- Replastering and repainting external surfaces according to the choice of the architect.
- Changes in the Façade
- Landscape on all communal areas

2. VERANDAS:

- Removal of ceramic tiles, resurfacing, new insulation and installation of new ceramic tiles. All verandas will be covered with anti-slip tiles of supply price €17/m². All floors are finished with skirting of similar type.
- Replacement of current railings.

3. ROOF:

- Resurfacing and new insulation.

4. INTERIOR:

- Replastering and repainting external surfaces according to the choice of the architect

5. BATHROOMS:

- Removal and replacement of all bathroom tiles and sanitary fittings. All of 1st quality according to the EU standards of total supply cost €850 per apartment.
- Bathrooms will be tiled (floors and walls) with new ceramic tiles of supply price €17/m². All floors are finished with skirting of similar type.

6. WARDROBES & KITCHEN UNITS:

- Timber with melamine finishes to all areas shown on drawings. Kitchen worktop will be granite of supply cost €170/m.

7. DOORS & WINDOWS:

- All external doors and windows will be replaced with from Aluminium sections- with double glazed energy efficient glass, sliding or hinged according to the architectural drawings.
- Replacement of all internal doors with timber melamine finish.
- Replacement of Entrance doors will be of timber sections

8. ELECTRICAL INSTALLATION:

- All according to the electrical drawings and E.A.C. regulations. Power supply points and switches are as shown on electrical drawings. Lighting fittings are not included.

9. WATER SUPPLY:

- All as per plans with pipe in pipe system according to the EU standards. Solar panels and water tank is included.

10. AIR-CONDITIONING-HEATING:

- Air conditioning units (hot / cold) in all areas.

NOTES

- Prices quoted are the showroom retail prices, available only at Quality collaborator showrooms.
- V.A.T is included in the prices.
- The following services / extras can be offered to the clients:
- Proposals/advice for interior design



Plans Block C
2nd Floor

Additional information

Facilities

Aircondition, Split system

Heating, Split system

Solar water heater

Elevator

Landscaped garden

Storage

Gated complex

Parking, Covered

Features

Bright

Easy access to highway

Granite countertops

Open plan

Rental potential

Village view

Cul de sac

Easy access to main roads

Investment opportunity

Pressurized water system

Thermal insulation

Double glazing

Entrance gate

Near amenities

Quiet area

Veranda

Distances

Amenities



900 m

Airport



8.4 km

Sea




8 km

Contact us



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