

#7370

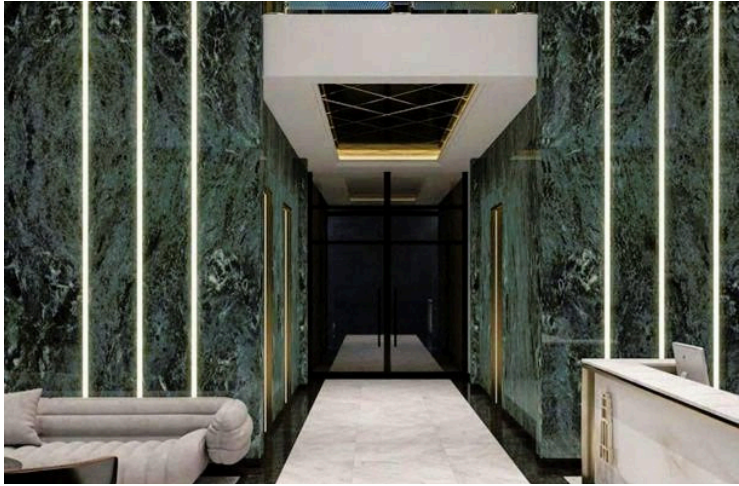
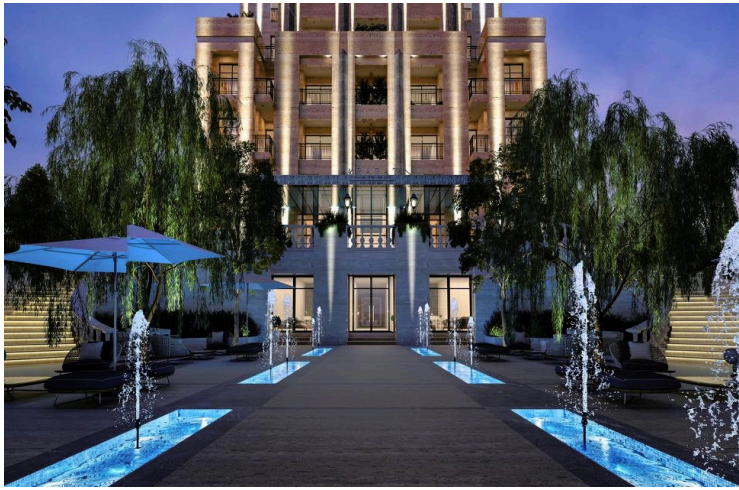
# A club residence located on the seafront avenue in one of the most prestigious districts in Limassol (7370)

📍 Parekkklisia Tourist Area, Limassol

€4,620,700 +VAT









# Overview

## Specifications

Bedrooms



4

Bathrooms



4

Covered

192 m<sup>2</sup>

|                      |                    |
|----------------------|--------------------|
| Type                 | <b>Apartment</b>   |
| Toilets              | <b>4</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 (7370)

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 clad 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



# Additional information







## Facilities

|                              |                           |                     |
|------------------------------|---------------------------|---------------------|
| Aircondition, Central system | Childrens playground      | Elevator            |
| Gated complex                | Gym                       | Heating, Underfloor |
| Landscaped garden            | Outdoor shower            | Parking, Covered    |
| Pool, Communal               | Solar photovoltaic panels | Solar water heater  |
| Storage                      | Tennis court              |                     |

## Features

|                           |                        |                           |
|---------------------------|------------------------|---------------------------|
| 24-hour security          | Balcony                | Barbeque                  |
| Bath                      | Bright                 | CCTV                      |
| Double glazing            | Easy access to highway | Easy access to main roads |
| En suite shower           | Entrance gate          | Entrance gate, automated  |
| Granite countertops       | Guest WC               | Investment opportunity    |
| Luxury specifications     | Near amenities         | Near bus route            |
| Open plan                 | Panoramic view         | Pressurized water system  |
| Quiet area                | Rental potential       | Sea view                  |
| Shower                    | Spacious rooms         | Thermal insulation        |
| Veranda                   | Veranda, large         | Walk-in closet            |
| Walking distance to beach |                        |                           |

## Distances

|   |  |  |
|---|--|--|
| Amenities<br> 2 km         | Airport<br> 55 km | Sea<br> 800 m   |
| Public transport<br> 700 m | Schools<br> 6 km  | Resort<br> 1 km |



# Contact us



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