

For Sale

€800,000 +VAT

Agios Nicolaos, Limassol

Ref: 1593



## 3-Bedroom Apartment On The 2nd Floor For Sale

Experience the long-awaited fusion of work and leisure at our prestigious "live and work" project, seamlessly integrating offices and elite apartments in one convenient establishment. Nestled in a posh and vibrant location near Limassol's center and business streets, you'll find the best shops, restaurants, schools, city parks, and cultural sites all within a leisurely stroll. Indulge in the luxurious facilities offered by the residences, including a gym, spa, and business lounge, ensuring a balanced lifestyle. Sandy beaches beckon just 600 meters away, accessible within a mere 5-minute walk, providing the perfect escape for relaxation and rejuvenation. Each residence is adorned with luxury specifications, boasting parquet floors, marble in bathrooms, and stylish built-in furniture. High ceilings reaching 3.1 meters create an ambiance of spaciousness and elegance, while VRV air conditioning and water underfloor heating guarantee comfort and convenience throughout the year. Experie...

### Main Features

Property Type: **Apartment**  
Property Subtype: **Standard Apartment**  
Construction Stage: **Off-plan**  
Floor Number: **3**  
Bedrooms: **3**  
Bathrooms: **3**  
Furnished: **Optionally Furnished**  
Kitchen Type: **Open Plan**  
Covered Parking: **1**  
Floors Building: **5**  
Parking: **1**  
Floor Type: **Tiles**  
Construction Year: **2027**  
Mountain View: **Yes**

### Property Details

Internal Area: **119m<sup>2</sup>**  
Covered Verandas: **31m<sup>2</sup>**  
Uncovered Verandas: **0m<sup>2</sup>**  
Covered Area: **150m<sup>2</sup>**  
Uncovered Area: **0m<sup>2</sup>**  
Total Area: **189m<sup>2</sup>**