

#14034

FOR SALE



## Limassol, Limassol Marina

287 m<sup>2</sup> Covered | 4 Bedrooms | 4 Bathrooms



## Description

- Located in the Limassol Marina - set on a private island, accessed by a bridge, with direct access to the sea and the beach and just a stroll away from the Limassol City Center
- On the 3rd and 4th floors of a 4-storey building
- Four bedrooms (two with en suite bathrooms)
- One extra bathroom
- Total area: 420m<sup>2</sup>
- Total covered area: 287m<sup>2</sup>
- Covered internal area: 201m<sup>2</sup>
- Covered terrace: 45m<sup>2</sup>
- Common area: 41m<sup>2</sup>
- Uncovered terrace: 133m<sup>2</sup> (including a 127m<sup>2</sup> uncovered sundeck with pool spa)
- Equipped with an advanced decentralised geo-exchange and heat recovery system that exploits the sea water.
- Uninterrupted views of the sea, the Marina and the coastal city of

€5,400,000 <sup>+VAT</sup>

<b>TYPE</b>	Duplex
<b>BEDROOMS</b>	4
<b>BATHROOMS</b>	4
<b>COVERED</b>	287 m <sup>2</sup>
<b>STATUS</b>	Key ready
<b>ENERGY EFFICIENCY RATING</b>	A
<b>YEAR OF CONSTRUCTION</b>	2021
<b>TITLE DEED</b>	Yes



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