

## 2 Bedroom Apartment

**FOR SALE - € 540,000 + VAT EUR**



<https://www.mayfaircyprus.net/p/210417>

Prop No. **210417**  
City: **Limassol**  
Area: **Neapolis**  
Bedrooms: **2 Bedrooms**  
Bathrooms: **2 Baths**  
Covered area: **87 m<sup>2</sup>**  
Year built: **2021**  
Title deeds: **No**  
Property Type: **Apartment**  
Condition: **New**

Two bedroom apartments for sale in Limassol - Neapolis Area, located within 300 meters from Limassol's beaches and only 5 minutes away from Limassol Marina.

**Specifications:**

Kitchens are pre-fitted with ceramic hob, electric oven, extractor hood, washing machine, dishwasher and refrigerator. The kitchen will have a granite worktop. The kitchen cupboards will be imported from Italy. The structure will be chipboard with melamine finish. Cupboards include under sink aluminum base with basket, totally extractable drawers with cutlery display and dishes display.

The bedroom wardrobes will be imported from Italy with laminated finish and hinged doors.

PVC pipes will be installed for hot and cold water supply lines. Electric water heater will be installed. Pressure system for hot and cold water will be installed for all apartments.

The entrance door will be controlled with a video entry phone. TV points in the living areas and all bedrooms will be connected to a central antenna and to a satellite dish. Two telephone lines will be installed, with telephone and computer sockets in the kitchen, living room and all bedrooms. .

An automated touch panel lighting control system will be provided. Full installation of individual security alarm system with motion detection sensors to control main entrance and balcony doors of each apartment. Full provision for surround sound in living room area. Full provision for control and automation (Smart Home) of all the above systems provides the opportunity to connect all the systems to a central processor. All systems can be operated through a touch panel and/or remotely through internet, upon the buyer's request. Upon request, other systems can be provided and connected to the control and automation system, such as electric curtains, A/C units and heating.

Air Conditioning: Full installation of V.R.F. system (heating and cooling) including the units, wiring, drainage system and installation of copper pipes.

Central Heating: Underfloor heating with water will be installed using heat exchanger to utilize the heat from the V.R.F. unit.

Energy Performance Certificate: The Buildings comply with the local Energy Performance regulation and have an A' rating certificate of energy performance and low CO2 emission.

Photovoltaic Panels: Photovoltaic panels will be installed on the roof of each building. The panels will be connected to each apartment's electric meter, in order to have net metering of electric consumption.

A lift with marble floor and stainless steel cabin will be installed in each building.

Communal Swimming Pool: A communal swimming pool on the ground level will have a depth of 1.20m and will be reserved for the apartment residents.

Car Entrance: An electrically operated gate will be installed to control the access to the car parking area.

**Property features**

- Balcony
- Ceramic Flooring
- City View
- Close to the Beach
- Communal Pool
- Covered Parking
- Disable Access
- Double Glazing
- En-suite
- Energy Efficient
- Granite Worktop
- Intercom System

**Mayfair Properties**

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