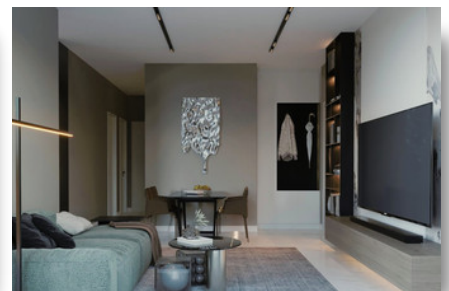
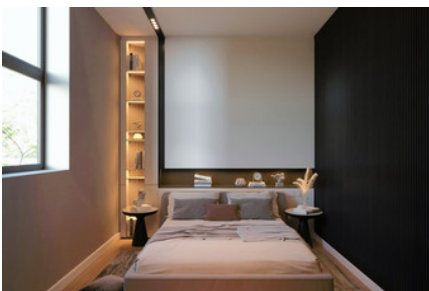
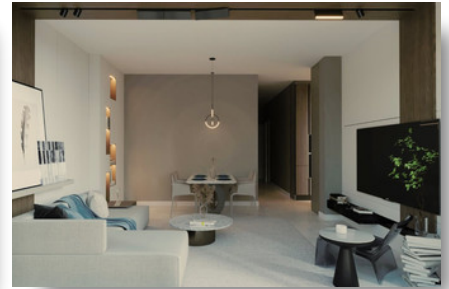


# MODERN APARTMENT IN ZAKAKI - 1 BEDROOM

## #2509

### €235,000 + VAT



 Bedrooms: 1

 Bathrooms: 1

 Covered: 50m<sup>2</sup>

 Covered veranda: 14.7m<sup>2</sup>

 Status: Under construction



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P R O P E R T Y F O R S A L E

# MODERN APARTMENT IN ZAKAKI - 1 BEDROOM

## OVERVIEW

 Limassol, Zakaki  Apartment # 2509

## DESCRIPTION

An exclusive and affordable luxury building in the Heart of the uprising area Zakaki Limassol, surrounding the "Melco" city of dreams casino, "my mall" shopping center and the "lady's mile" beach. In a peaceful and green spot, close to all amenities, offering 8 unique apartments for private ownership. These beautiful apartments which boast an exemplary curve finish and presented to the highest possible standard, are situated in a private location maintaining a serene and quite ambience. Careful planning and affordable pricing for your living or investing experience in Limassol highly demand city of Cyprus. The apartments boast spacious 1-, 2- and 3-bedrooms apartments, and 3 bedrooms penthouses with private pool and endless sea view, offering extensive living areas from 78m<sup>2</sup> to 180m<sup>2</sup>. Each apartment is well laid out for personal living or business investing and entertainment, but perhaps the best thing of all is their proximity to any activities in the city alongside total seclusion. A rare opportunity to secure some of Limassol remaining prime real estate in an exceptional development.

---Foundation:

A uniform slab of reinforced concrete with a waterproofing admixture for basements ensures durability and longevity.

---Frame:

Reinforced concrete with polystyrene insulation on columns and beams for energy efficiency

---Walls:

External walls made of 250mm thick clay bricks with additional polystyrene insulation, and internal walls of hollow clay bricks for optimal soundproofing and utility installation

---Flooring:

High-quality ceramic tiles in the kitchen, living areas, corridors and non-slip tiles on verandas. Bedrooms feature laminated wooden floors

---Bathrooms:

Ceramic tiles up to the ceiling height of 2.80m, equipped with European brand sanitary ware and fixtures

---Windows and Doors:

Aluminium thermal sections with double glazing for excellent insulation and energy efficiency. Balcony doors are designed to maximize natural light with a height of 2.80m

---Interior design:

Elegant laminate interior doors, EU-manufactured built-in wardrobes and high-end kitchen cabinets



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---Electrical:

All switches and sockets by Legrand Malia, with spotlights in key areas and provisions for chandeliers in living rooms and bedrooms

---Heating and Cooling:

Wall-mounted air conditioning units in living rooms and bedrooms, and water-based underfloor heating for optimal comfort

---Plumbing and Drainage:

High-pressure PVC insulated pipes for hot and cold water, with a solar heating system and efficient drainage solutions

---Entrances:

Reinforced EU-manufactured security doors with a 30-minute fire rating, spy-eye, and door stoppers

---Private Pools and Roof Gardens

Infinity pools with mosaic tiles, roof gardens featuring ceramic tiles, BBQ areas, dedicated space for pergolas and utility connections.

---Lobby and Corridors

Marble floors and walls with high ceilings, intercom systems, and spacious design to create a welcoming and luxurious entrance

---Stairs and Lift

Marble flooring in stairwells, metal rails, and lifts designed to accommodate 6-8 people with marble floors

---Facades and Ground Floor

High-pressure laminate panels, aluminum or artificial wood louvers, and automated metal gates with secure access

---Parking and Driveways

Spacious parking places with treated concrete floors and proper drainage, ensuring convenience and durability"

---Accessibility

Full compliance with legislation for disabled access, including ramps and designated spaces.

Environmental Considerations: Double-layer asphaltic membranes for roof waterproofing, energy-efficient windows and doors, and sustainable building materials

---Security

CCTV provision in the lobby and around the building perimeter, ensuring residents' safety and peace of mind

---Lifetime Foundation

Consists of a uniform slab of reinforced concrete with high tensile reinforcement

---Presentable Lobby

Common internal areas and lift will be paved with marble and high-end decorative items

---High Ceiling

All residential floors to have clear height 3.20m

---Triple A Quality Flooring

The entrance hall, living and dining area, kitchen, corridors, bathrooms, and terraces will be paved with ceramic tiles of a 120X60 pcs. The bedrooms will be paved with deluxe quality



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laminated wood parquet

---High Quality Sanitary Ware

European brand with all necessary accessories in nickel finish

---Italian Imported

Pre-fitted kitchen, wardrobes, and internal doors

---Double Glazing

Consists of a uniform slab of reinforced concrete with high tensile reinforcement

---Low Electricity Consumes

Of heating and cooling units for each room separately

---Full Privacy and Safety

Provision for CCTV on the ground floor at the perimeter of the building. Electrically operated control gate for the car parking entrance. Video entry phone and code-controlled entrance doors. and electric cars' charging option

---Penthouses:

Underfloor Central Heating System

---Endless Private Pool

2.20 x 4.00 x 1.00 m, infinity with hidden balancing tank

---Havana Roof Gardens

Including outdoor kitchen White marble skirting BBQ work top, floating pergola, and private toilet



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