



Reference 12117

For sale Very spacious 2 bedrooms apartment within a Private Gated Community, 200 meters walking distance to a Blue Flag Beach on the Seafront.

€640,000

Agios Tychonas, Limassol

2 Bedrooms | 2 Bathrooms | 118 m² Covered

Description

Very spacious apartment within a Private Gated Community, 200 meters walking distance to a Blue Flag Beach on the Seafront.

Nearby 24/7 amenities walking distance, restaurants & hotels.

Apartment:

- 118 square meters living space
- 1st floor of a 2 floor single unit within the Private Gated Community.
- 2 very spacious bedrooms fully equipped with wall to wall wardrobes, queen size beds, all beddings & white goods new, 43 inch TV's & bedroom furniture
- 2 spacious bathrooms fully equipped with white goods
- Double glazing wall to wall glass doors & windows with security child locks

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|--------------------------|----------------------|
| Covered veranda | 8 m ² |
| Parking spaces | 2 |
| Energy efficiency rating | Certificate expected |
| Year of construction | 2009 |
| Status | Resale |



- Living Room Area fully furnished with leather sofa set & equipped with high speed 5G Internet access points & a 70 inch wall mounted TV
- Dinning Area with Glass Dinning table & 4 glass chairs
- Kitchen Area fully equipped with Marble Countertops, storage cabinets, German cooker / oven / hood, 10 kilos capacity German washing machine & dryer, tall fridge & freezer, professional microwave roast oven, kitchen small appliances, fully equipped with kitchenware & white goods
- Patio Veranda equipped with Living space & sun lounge area, fully equipped with a 3 seater, 2 single sofas, 2 lounge chaise, 1 coffee table, 1 twin round sun lounge & 2 sunbeds, 1 electric sun shade ceiling
- ACs new in all areas
- 3 bar high pressure water system & filter
- All electrics upgraded energy efficient
- Heat & Cold wall isolation
- No adjacent apartments on either side left or right
- 2 parking spots within Gated Community
- The apartment is fully maintained with an on call maintenance team if needed, as well as an indoors cleaning service once a month

Fully Maintained property & community.

- Nearby 24/7 amenities walking distance, restaurants & hotels.
- Communal Gardens 1,098 square meters
- Olympic size swimming pool
- 24/7 security
- Gated Drive In & Drive Out Access points with code & Remote Access
- Peaceful & Tranquil Community

The property has an additional covered space on its ground floor that can accommodate 2 extra bedrooms making it a 4 bedrooms property. It can also be a gym or spacious office space. Can be further rented separately providing additional revenue.



Facilities

- ✓ Aircondition · Split system
 - ✓ Heating · Central, electric
 - ✓ Parking · Covered
 - ✓ Pool · Communal
 - ✓ Gated complex
 - ✓ Landscaped garden
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Features

- ✓ Veranda, large
 - ✓ Quiet area
 - ✓ Tile flooring
 - ✓ Ceramic tiles
 - ✓ Rental potential
 - ✓ En suite bathroom
 - ✓ Modern design
 - ✓ Walking distance to beach
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Kitchen appliances
 - ✓ Double glazing
 - ✓ Open plan
 - ✓ Garden, large
 - ✓ Pressurized water system
 - ✓ Bright
 - ✓ Balcony, front
 - ✓ Fitted wardrobes
 - ✓ Garbage disposal
 - ✓ Entrance gate, automated
 - ✓ Water softener
 - ✓ Connected to electric mains
 - ✓ Kitchen island
 - ✓ Municipal water/sewage
 - ✓ Combined kitchen and dining area
 - ✓ 24-hour security
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
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Gallery







