



Reference 17233

## Luxury 2-Bedroom Seafront Apartment in Neapolis, Limassol

**€2,100,000** +VAT

Neapolis, Limassol

2 Bedrooms

2 Bathrooms

103.7 m<sup>2</sup> Covered

### Description

An exceptional high-floor residence in the tallest coastal tower in Cyprus, offering unobstructed 360° views of the sea, city and mountains. Located on the 17th floor, this apartment combines elegant design, comfort and prime beachfront living just 50 meters from the sea.

#### Key Features:

- 2 Bedrooms
- 2 W/C
- Internal Area: 103.70 m<sup>2</sup>
- Covered Veranda: 39 m<sup>2</sup>
- Total Covered Area: 142.70 m<sup>2</sup>
- 17th Floor with panoramic sea & city views
- Spacious open-plan living & dining area
- Concealed VRV air-conditioning system
- Underfloor heating

Covered veranda	39 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A+
Year of construction	2024
Status	Key ready



- Covered parking
- Storage room
- Prime location close to shops, schools & city centre

Facilities & Services:

- 24/7 Concierge & Security
- Infinity outdoor swimming pool with sea views
- Fully equipped gym
- SPA with sauna & steam room
- Private Residents' Lounge & Bar
- Restaurant
- Business centre
- Elegant lobby area



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Covered
  - ✓ Pool · Communal, overflow
  - ✓ Elevator
  - ✓ Gym
  - ✓ Spa
  - ✓ Sauna
  - ✓ Storage
  - ✓ Gated complex
  - ✓ Pergola
  - ✓ Landscaped garden
  - ✓ Outdoor shower
  - ✓ Solar water heater
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## Features

- ✓ Guest WC
  - ✓ CCTV
  - ✓ Rental potential
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Panoramic view
  - ✓ Sea view
  - ✓ Sea front
  - ✓ Walking distance to beach
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Kitchen appliances
  - ✓ Alarm system
  - ✓ Open plan
  - ✓ City view
  - ✓ Pressurized water system
  - ✓ Investment opportunity
  - ✓ Bright
  - ✓ Balcony
  - ✓ Fitted wardrobes
  - ✓ Floor-to-ceiling windows
  - ✓ Entrance hall
  - ✓ Lobby
  - ✓ Elevated
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ High ceilings
  - ✓ 24-hour security
  - ✓ Heart of city center
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Smart home automation
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## Photos

















