



Reference 20628

## Luxury 3-Bedroom Seafront Apartment in Parekklisia Tourist Area

**€3,300,000** +VAT

Parekklisia - Tourist Area, Pareklissia, Limassol

3 Bedrooms

4 Bathrooms

139 m<sup>2</sup> Covered

### Description

This premium seafront residence offers panoramic sea views, five-star amenities and modern interiors, creating the perfect blend of comfort and style.

#### Apartment Details:

- 3 Bedrooms
- 4 W.C.
- Internal Area: 139 m<sup>2</sup>
- Covered Veranda: 17 m<sup>2</sup>
- Uncovered Verandas: 63 m<sup>2</sup>
- Located on the 17th Floor
- Floor-to-ceiling windows with an impressive 3.10 m ceiling height
- Spacious open-plan living and dining area
- Premium marble flooring in the living areas
- Elegant parquet flooring in the bedrooms

|                          |                   |
|--------------------------|-------------------|
| Covered veranda          | 17 m <sup>2</sup> |
| Uncovered veranda        | 63 m <sup>2</sup> |
| Parking spaces           | 2                 |
| Energy efficiency rating | A+                |
| Year of construction     | 2022              |
| Status                   | Completed         |



- Underfloor heating with Siemens control system
- Daikin VRV air-conditioning system
- Smart home system
- Elegant Stosa designer kitchen with premium finishes
- Villeroy & Boch sanitary ware and mixers
- Storage room
- 2 Covered Parking Spaces
- Panoramic sea views

#### Facilities & Amenities

- Reception and concierge services
- 24/7 security and CCTV surveillance
- Outdoor 25 m half-Olympic swimming pool with children's pool and pool bar
- Indoor heated swimming pool
- Luxury spa and wellness centre with treatment rooms
- Sauna, hammam, cryotherapy and oxygen room
- Fully equipped gym
- Multi-purpose sports court (tennis, basketball and volleyball)
- Landscaped gardens and outdoor relaxation areas
- Fine dining restaurants, wine bar, cigar lounge, gourmet delicatessen and beauty salon

#### Location Highlights

- Prime seafront location
- Direct access to the promenade
- Walking distance to luxury hotels, cafés and restaurants
- Close to St. Raphael Marina
- Easy access to Limassol city centre and the highway





## Facilities

- ✓ Aircondition · Central system ✓ Heating · Underfloor ✓ Parking · Underground
  - ✓ Pool · Communal ✓ Indoor pool · Communal ✓ Childrens playground ✓ Gym ✓ Spa
  - ✓ Sauna ✓ Tennis court ✓ Storage ✓ Gated complex ✓ Landscaped garden
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## Features

- ✓ Marble flooring ✓ Parquet flooring ✓ CCTV ✓ Luxury specifications ✓ Panoramic view
  - ✓ Sea view ✓ Walking distance to beach ✓ Near amenities ✓ Balcony
  - ✓ Floor-to-ceiling windows ✓ Entrance hall ✓ Spacious rooms ✓ High ceilings
  - ✓ 24-hour security ✓ Easy access to main roads ✓ Easy access to highway
  - ✓ Smart home automation
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## Photos

















































