



Reference 8377

2 Bed independent Apartment with Roof Garden in Ypsonas **€360,000** +VAT
Limassol

Ypsonas, Limassol

3 Bedrooms | 2 Bathrooms | 89 m² Covered

Description

- 3 Bedroom
- 2 WC
- Internal Covered Area 89m²
- Covered Veranda 13.7m²
- Roof Garden
- En Suite Bathroom
- Guest WC
- Covered Parking
- Energy Efficiency "A"
- Easy and quick access to all amenities

Covered veranda	13.7 m ²
Parking spaces	1
Energy efficiency rating	A
Year of Construction	2025
Status	Under construction



Facilities

- ✓ Aircondition · Provision
- ✓ Heating · Provision
- ✓ Parking · Covered
- ✓ Elevator
- ✓ Storage
- ✓ Solar water heater

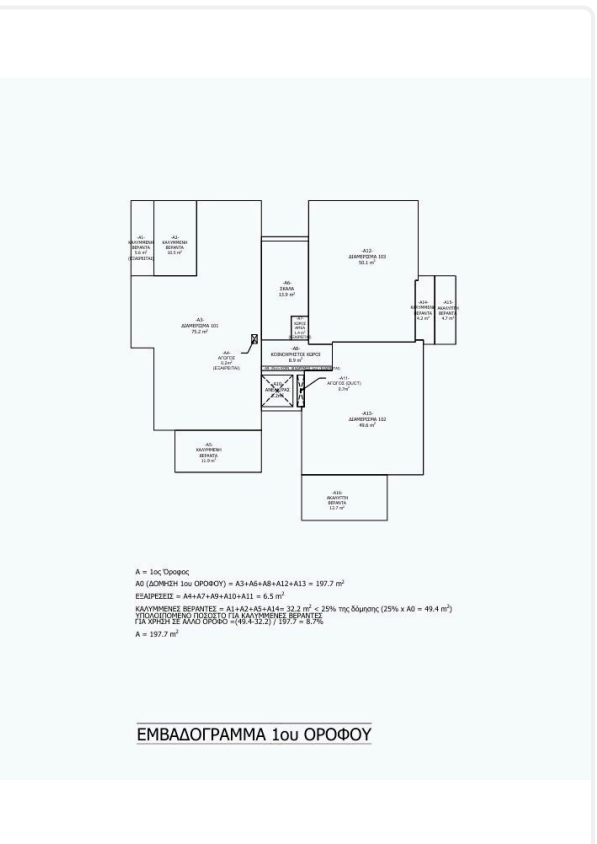
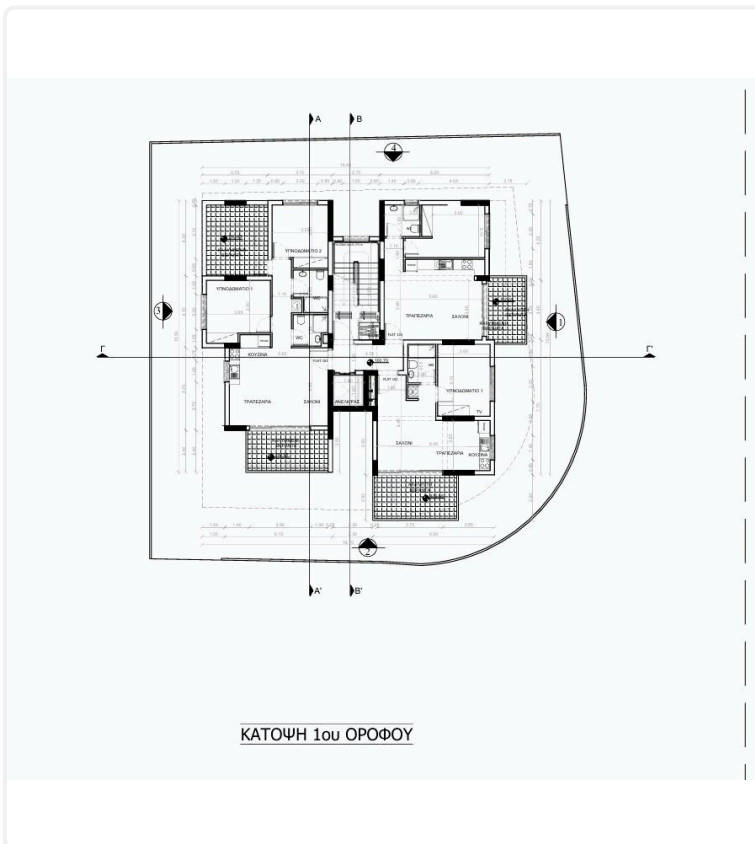
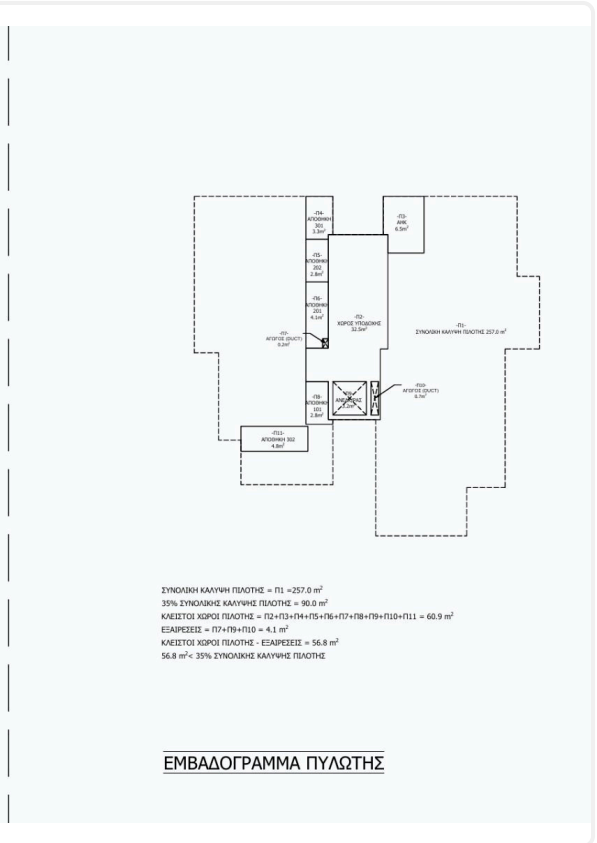
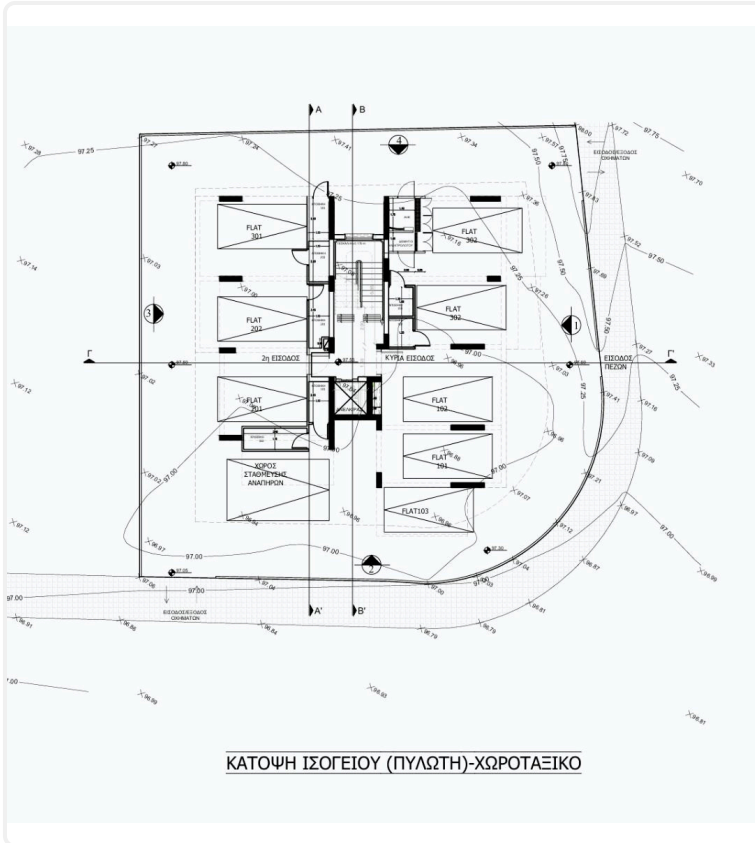
Features

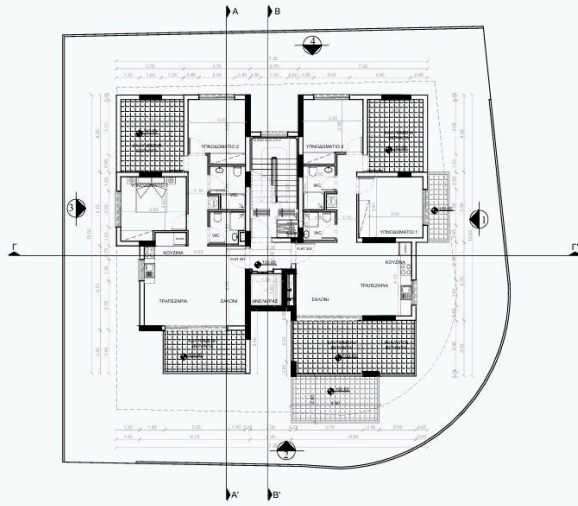
- ✓ Guest WC
- ✓ Veranda
- ✓ CCTV
- ✓ En suite Bathroom
- ✓ Modern design
- ✓ Near amenities
- ✓ Pressurized water system
- ✓ Sound insulation
- ✓ Thermal insulation

Gallery

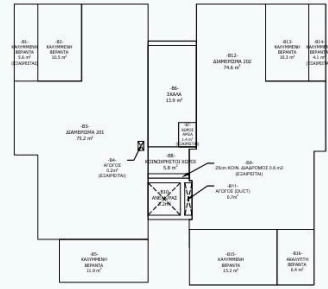


Floor plans



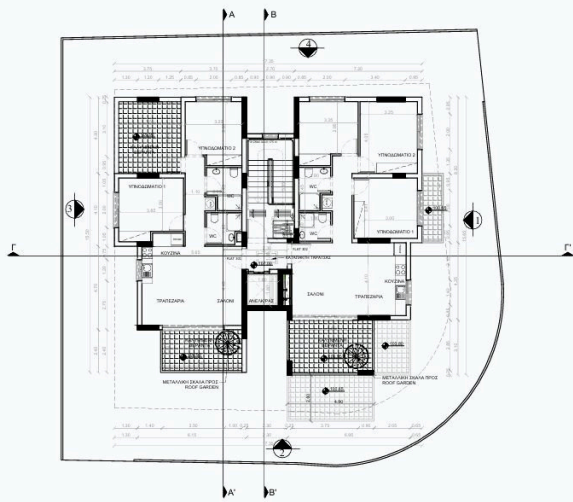


ΚΑΤΟΨΗ 2ου ΟΡΟΦΟΥ

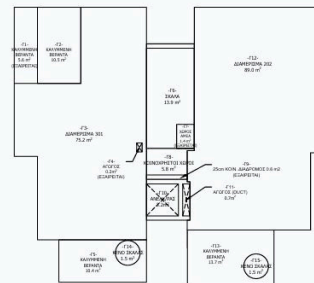


B = 2ος Όροφος
 Β0 (ΔΩΡΙΣΗ 2ου ΟΡΟΦΟΥ) = B3+B6+B8+B12 = 169.5 m²
 ΕΣΑΡΧΕΣΕΙΣ = B4+B7+B9+B10+B11 = 6.1 m²
 ΜΕΤΑΦΟΡΑ ΥΠΟΔΕΙΓΜΕΝΟΥ ΠΟΣΟΣΤΟΥ ΚΑΛΥΜΝΕΝΩΝ ΒΕΡΑΝΤΩΝ ΑΠΟ ΤΟΝ 1ο ΟΡΟΦΟ = 25+6.7 = 33.7%
 ΚΑΛΥΜΝΕΝΕΣ ΒΕΡΑΝΤΕΣ = B1+B2+B5+B13+B14+B15 = 57.6 m² > 33.7% της δόμησης (33.7% x B0 = 57.1 m²)
 B = 169.5 + 0.5 = 170.0 m²

ΕΜΒΑΔΟΓΡΑΜΜΑ 2ου ΟΡΟΦΟΥ



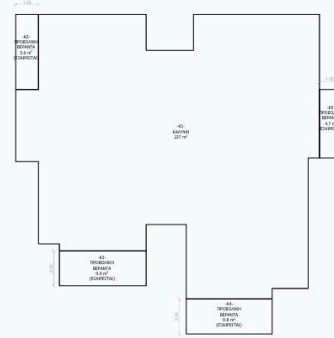
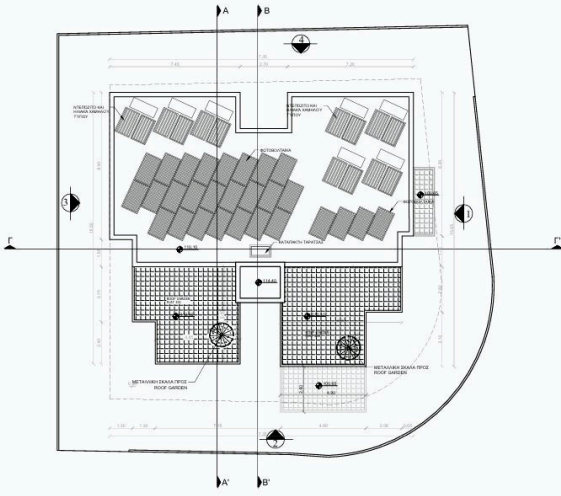
ΚΑΤΟΨΗ 3ου ΟΡΟΦΟΥ



G = 3ος Όροφος
 Γ0 (ΔΩΡΙΣΗ 3ου ΟΡΟΦΟΥ) = G3+G6+G12 = 170.0 m²
 ΕΣΑΡΧΕΣΕΙΣ = G4+G5+G7+G8+G10+G11 = 20.0 m²
 ΚΑΛΥΜΝΕΝΕΣ ΒΕΡΑΝΤΕΣ = G1+G2+G13+G14 = 40.2 m² < 25% της δόμησης (25% x G0 = 42.5 m²)
 G = 170.0 m²

ΕΜΒΑΔΟΓΡΑΜΜΑ 3ου ΟΡΟΦΟΥ





K = KAWAH
 K = 227.0 m²
 ESAPREPERE = K2+K3+K4+K5 = 30.0 m²

