



Reference 9586

Ultra-Luxury 2-Bedroom Apartment for Sale in the Heart of Limassol

€580,000

Agios Nektarios, Limassol

2 Bedrooms | 2 Bathrooms | 83 m² Covered

Description

Prime Location: Situated in the prestigious Riga Fereou area within a secure, gated and luxurious building.

Modern Design: Features sleek, contemporary architecture and top-quality materials.

Exceptional Convenience: A short walk to the sea and key amenities | Quiet neighborhood with direct access to Limassol's high street, featuring top shops, cafes and restaurants.

Key Features:

- * 2 spacious bedrooms
- * 2 W/Cs
- * Internal Area: 83 m²
- * Covered Veranda: 23 m²
- * En-suite shower

Covered veranda	23 m ²
Parking spaces	1
Energy efficiency rating	A
Year of construction	2023
Status	Resale



- * Guest toilet with shower
- * Open-plan kitchen, dining and living area
- * Large covered veranda
- * High-quality kitchen appliances included in the price
- * Double glazing
- * Covered parking
- * Private storage space
- * First floor apartment

Premium Finishes & Upgrades:

- * Solid oak wood parquet (14mm, Germany)
- * False ceiling with Italian FLOS spotlights and LED aluminum profile strips
- * Italian kitchen (COPAT LIFE) with FENIX material and INALCO countertop
- * Custom-made wardrobes and doors
- * Motorized curtains by Somfy with Alhambra fabric (Spain)
- * Italian ceramics
- * Bathrooms featuring Kartell Laufen wall-hung, rimless fixtures, and Grohe concealed thermostatic mixers (hard graphite finish)
- * Concealed ducted Daikin A/C system and LG units in bedrooms

Investment Opportunity:

Currently rented with an approximate 6,5% annual ROI, making it an excellent choice for investors.

Additional Details:

- * Title deed available
- * Completion Year: 2023



Facilities

- ✓ Aircondition · Central system
 - ✓ Parking · Covered
 - ✓ Elevator
 - ✓ Storage
 - ✓ Gated complex
 - ✓ Solar water heater
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Features

- ✓ Guest WC
 - ✓ Quiet area
 - ✓ Marble flooring
 - ✓ Rental potential
 - ✓ En suite shower
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Walking distance to beach
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Kitchen appliances
 - ✓ Double glazing
 - ✓ Open plan
 - ✓ City view
 - ✓ Pressurized water system
 - ✓ Investment opportunity
 - ✓ Bright
 - ✓ Balcony
 - ✓ Entrance gate, automated
 - ✓ Kitchen island
 - ✓ Pipe-in-pipe plumbing system
 - ✓ Energy efficient doors/windows
 - ✓ Combined kitchen and dining area
 - ✓ Spacious rooms
 - ✓ Heart of city center
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Central TV system
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Gallery









