

# 3 Bedroom Flat For Sale

**€600,000**

Agios Nikolaos, Limassol City Centre, Limassol

## Key Facts

- 3 Beds
- 3 Baths
- 115 m<sup>2</sup> Covered Area
- Year Built: 1980
- Title Deed: Available

**ID: 19176**



## Indoor Features

- Air Conditioning
- Covered Parking
- Electrical Appliances
- Elevator
- Fitted Kitchen
- Fly Screens
- Furnished
- Guest Toilet
- Master Bed
- Open-plan
- Security System
- Under Floor Heating
- Utility Room
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Solar System

## Description

State-of-the-Art 3 Bedroom Apartment For Sale in Agios Nikolaos, Limassol City Centre with Title Deeds

Located in a prominent and central position, in one of the most sought-after areas of the city!

Conveniently situated within walking distance of the seafront and a plethora of amenities

In addition, it boasts proximity to the Court House and Agios Nikolaos Junction

5th Floor

3 Bedrooms

3 En-suites + 1 Guest W/C

115m<sup>2</sup> of Net Indoor area

Covered Parking

A/C

Underfloor Heating

Fully Furnished

Fully equipped kitchen with BOSCH Appliances

Granite kitchen island

Wine Cooler

Electrical appliances with wi-fi control

Security System

Marble Floors

Wooden floors in the bedrooms

Integrated Lighting

Soundproof windows and doors

Fly Screens

Fitted Wardrobes

Open Plan

Highest-quality materials and finishes

BBQ Area

Elevator

Secure and private building

Year of Build: 1980

Fully renovated throughout, including the common areas

Immaculate Condition

This impressive apartment is a compelling investment opportunity!

It has the full potential to generate a yield of over 7%

It is excellent for a family seeking to live in the heart of the thriving city!

Contact us for full information and a private viewing

























