

# 2 Bedroom Apartment in Apostolas Andreas area, Limassol

For Sale : **€ 400,000**

**Description**
Two-Bedroom Apartment with Premium Specifications in Apostolos Andreas, Limassol

Located in the vibrant and well-connected Apostolos Andreas area of Limassol, this two-bedroom apartment offers a combination of energy efficiency, high-end materials, and contemporary design. Perfect for those seeking quality living in a central urban neighborhood, the property is designed with both comfort and long-term value in mind.

The layout features a spacious open-plan living and dining area that flows seamlessly into a modern kitchen and opens onto a private veranda. Both bedrooms are generously sized, while the apartment includes a beautifully finished bathroom and guest WC.

Key Features & Technical Specifications:
– Energy efficiency class “A”
– 3KW Austrian photovoltaic system for reduced energy costs
– 10cm German thermal insulation (ClimaPlus – Thrakon)
– German solar panels and Italian pressure pipe installation
– Italian manifolds and pipe-in-pipe water system (Giacomini)
– Italian waterproofing membrane (Copernit)
– Belgium waterproof parquet with lifetime warranty (Quick-Step)
– High-performance insulated bricks and windows
– €55/m² allocated budget for sanitary ware, ceramics, and tiles
– Boundary and internal walls finished with fiber-reinforced adhesive and triple stucco coating
– Galvanized entrance gates
– Custom façade options: HPL, natural stone, or wood

This apartment combines a smart layout with durable, top-tier materials and sustainability-focused systems. Ideal for professionals, couples, or small families, it offers a well-rounded living experience in a dynamic part of Limassol with excellent access to amenities, schools, shops, and transport links.

Delivery Date: Under Study – A perfect opportunity to secure a modern home early in the construction phase.

## Details

Property Type: **Apartment**
Unit Number: **301/302**
Status: **Available**
Website
Construction Type: **Concrete**

## Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **2**
Covered Parking: **1**
Construction Stage: **Off-plan**
Bathrooms: **2**
Construction Year: **2028**
Kitchen Type: **Open Plan**

## Area

Internal Area: **80m²**
Storage: **2m²**
Covered Verandas: **21m²**
Total Area: **118m²**
Covered Area: **103m²**

## Energy & Heating

Energy Efficiency Grade: **A**

## Further Details

Secure Door, Elevator, Storage Space, Solar Water Heater

# Gallery












