

# Beach Front Flat – Limassol

Type: Residential | City: Limassol | Property ID: 1272 | Price: €1,870,000

Address: Thera Complex - Limassol

Link: <https://pea.com.cy/property/flat-limassol-1272/>



## Description:

3 Bedrooms	158m <sup>2</sup> Internal Area	30m <sup>2</sup> Uncovered Veranda
Yes Beach Front	Yes Parking	2 Bathrooms
Yes Central Heating	Yes A/C Units	Yes Guest Studio

## **Description:**

This unique property is located in “Thera Complex” placed in the community of Pyrgos Limassol, within the eastern coastal zone of the Limassol District. The immediate vicinity is characterized by a mix of residential, touristic, and limited commercial development. Of particular significance is the presence of two high-end beachfront resorts, namely Parklane, a Luxury Collection Resort & Spa and St. Raphael Resort, which have contributed to the upgrading of the surrounding area and have enhanced demand for premium residential and investment properties.

The coastal frontage comprises organized beaches, luxury villas, modern apartment developments, as well as a marina associated with the St. Raphael area. The locality benefits from good accessibility, adequate infrastructure, and proximity to essential services, including retail outlets, restaurants, and leisure facilities, primarily situated along the coastal road and within nearby tourist zones.

The complex benefits from a range of communal facilities and supporting infrastructure, contributing to a well-organized and aesthetically pleasing residential environment. These include:

- ✓ Communal swimming pools (for adults and children)
- ✓ Landscaped gardens and internal pedestrian pathways
- ✓ Children’s play area
- ✓ Private and guest parking areas
- ✓ Controlled access with gated entry and security 24/7.

The flat comprises a living room, dining area, kitchen, sanitary conveniences, an office and two (2) bedrooms, of which the main bedroom is en-suite. The property also benefits from an uncovered veranda offering partial sea views. It should be noted that the said flat went through substantial renovation very recently. The internal finishes include a combination of ceramic tiles and solid parquet flooring. The window frames are double-glazed (with electric shutters externally), whereas the walls are partly decorated with wood and/or wallpaper. The kitchen is fitted with Corian worktops and wooden cupboards.

Also, on the ground floor there is fully furnished, ensuite studio which can be used either for guests or as a maid’s room.

Overall, the property is suitable for both owner-occupation and investment purposes, benefiting from its coastal proximity, aesthetically pleasing environment and location within an area of increasing demand.

**Photographs:**















