



**RIVER SIDE**  
APARTMENT CYPRUS

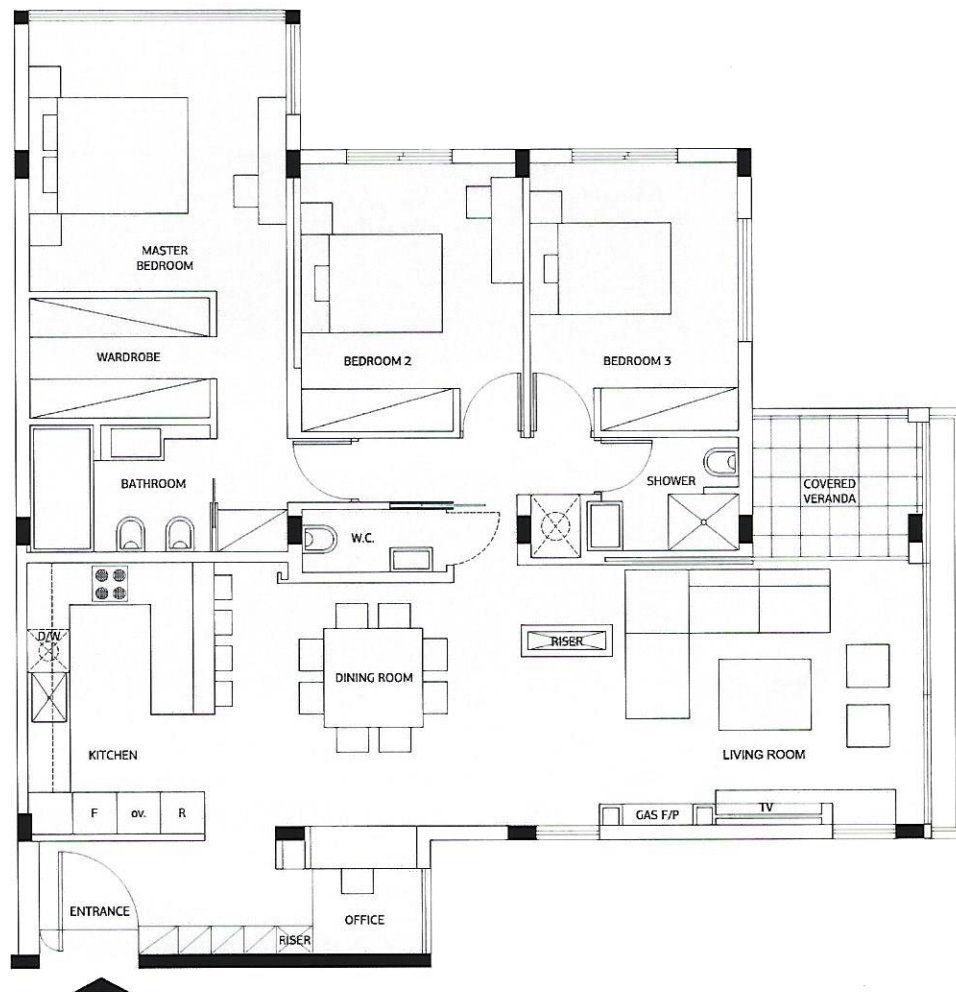
**MADI**  
DEVELOPMENTS

## FOR SALE UNDER RENOVATION TO BE FINISHED SOON - LUXURIOUS APARTMENT

Luxurious apartment in the RIVER SIDE APARTMENTS Complex that consists of 2 nicely maintained buildings in a gated complex between beach and sea side road.

The apartment is located in the first of two blocks directly at the sea, (D) on the 3rd floor, looking over the beach and the Atlantica Miramare Beach hotel. While it is in an extremely quiet setting, looking over lush greenery and the Sea, and no traffic sound can be heard, it is only 10

steps away from restaurants, shops, coffee shops, bars and the famous Dasoudi Beach. 156 m<sup>2</sup> incl. Terrace, Sufficient parking on the grounds, Open plan living- dining room & kitchen, 3 Bedrooms, 2.5 Bathrooms, High quality materials are used throughout, Solar panels on roof.







#### APARTMENT DESCRIPTION:

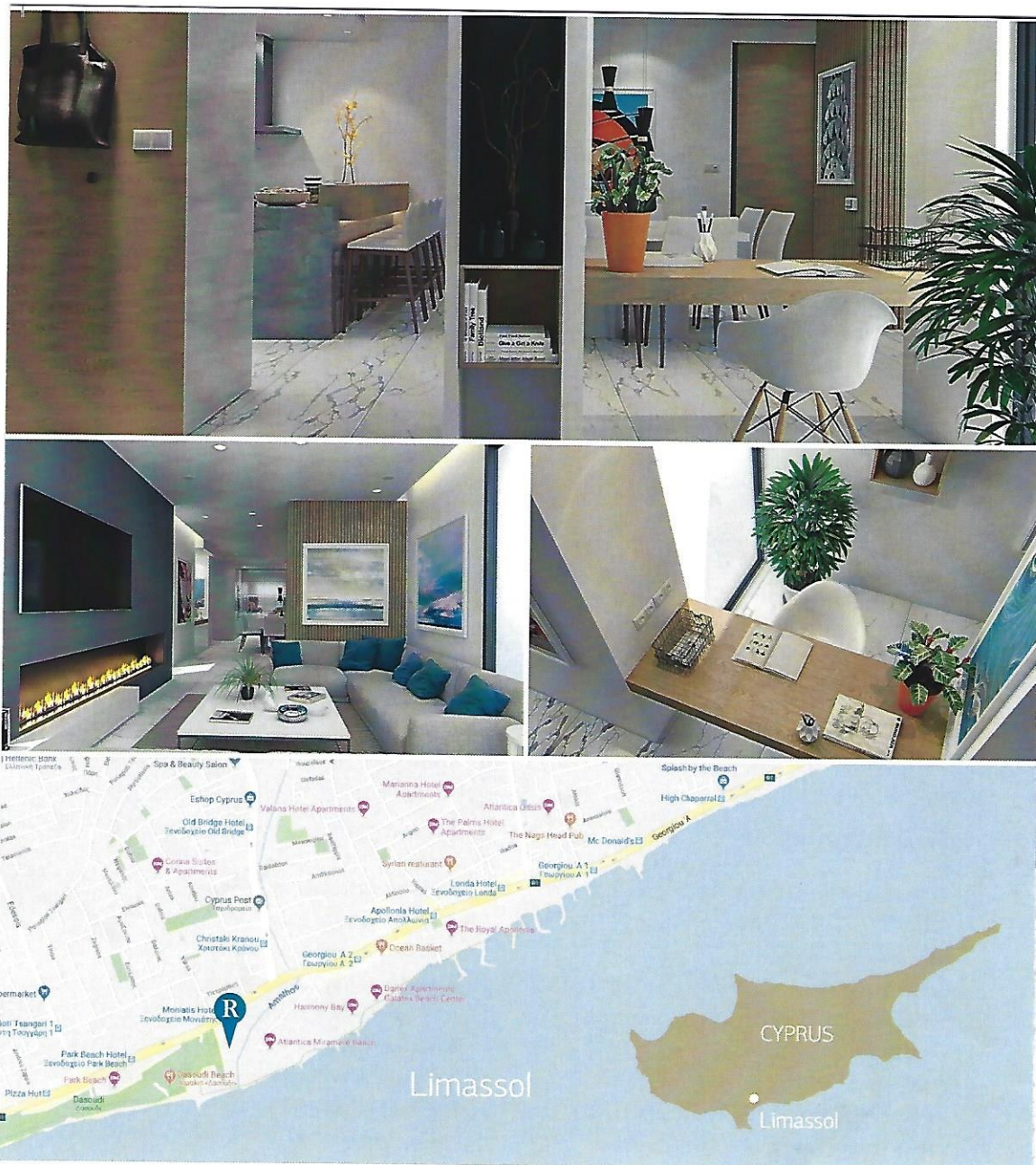
Total Area: 156m<sup>2</sup>

3 Bedrooms

2.5 Bathrooms

#### SPECIFICATIONS:

- 1 minute walk to the beach
- Possibility for storage room
- Floor heating throughout
- Luxurious high end porcelain floors in bathrooms, kitchen and living-dining rooms
- Wood laminates in bedrooms
- Wood cladded entrance
- Master bedroom: with en-suite bathroom and walk-in closet as well as a wood cladded wall
- Build-in closets in the other 2 bedrooms as well as in bedroom corridor and entrance to provide ample storage space
- All bathrooms have Villeroy Boch Basins and bathtub and Grohe fixtures
- Build-in A/C to be room-individually regulated
- The building itself will be completely renovated this year!
- All kitchen appliances are Miele except for Liebherr Fridge and Freezer which had been the more generous choice sizewise, dishwasher is fully integrated and a 90 cm professional Franke sink with Franke Mixers complete the State of Art Kitchen
- The newest powerful silent Bosch Washer and Dryer are separated from the kitchen build into a special wall unit
- Kitchen, bathroom cabinetry, closet doors as well as the elegant pivoted entrance door are all carpentry work
- The living room provides an Ethanol fireplace beneath a 55 inch Smart TV and faces directly the sea. Through folding windows this room will transform on warm days into an outdoor space



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