



## For Sale, Apartment, Ground Apartment, Limassol, Polemidia Kato

(2), Q RESIDENCE, MESA STO HORIO, PANAGIA  
EVANGELISTRIA, KATO POLEMIDIA, (0/30106)

For Sale : **€ 320,000**

### Description

Modern three bedroom ground floor apartment for sale located in Kato Polemidia area, in Limassol.

Modern 3-Bedroom Ground Floor Apartment for Sale in Kato Polemidia, Limassol

Discover a spacious and contemporary ground-floor apartment in the rapidly developing area of Kato Polemidia, Limassol. Combining modern design, exceptional convenience, and strong investment potential, this three-bedroom residence is ideal for families, professionals, and investors seeking a premium property in one of Limassol's most strategically located neighborhoods.

The apartment features a bright open-plan kitchen seamlessly connected to the dining and living area, creating a welcoming and functional space designed for modern living. The residence comprises three spacious bedrooms, two modern bathrooms, and an additional guest WC, offering comfort, privacy, and practicality for everyday family life.

A generous covered veranda extends the living area outdoors, providing the perfect setting for relaxation, outdoor dining, and entertaining guests throughout the year.

Situated on the ground floor of a contemporary two-storey building, the property also benefits from a private storage room and a covered parking space located on the basement level, ensuring convenience and security for residents.

One of the property's greatest advantages is its exceptional location. Within walking distance, residents can enjoy easy access to major shopping and lifestyle destinations, including Starbucks, Alpha Mega Supermarket, IKEA, and Jumbo. The property is also just two minutes from the planned residential development of the Cyprus University of Technology (TEPAK - Vereggaria), five minutes from MyMall Limassol and the City of Dreams Mediterranean Casino Resort, and only ten minutes from Limassol city centre.

In addition, the apartment offers excellent access to the motorway network, providing fast and convenient connections to all major cities in Cyprus, as well as Larnaca and Paphos International Airports.

With its modern specifications, strategic location, and growing demand in the area, this property represents an excellent opportunity for permanent residence or a high-potential investment.

Subject to VAT.

Contact G&P Lazarou Estate Agents today at +357 25024949 or email [sales@gpazarou.com](mailto:sales@gpazarou.com) to arrange your private viewing!

### Details

|                                                            |                          |                       |
|------------------------------------------------------------|--------------------------|-----------------------|
| Property Type: <b>Apartment</b><br><a href="#">Website</a> | Status: <b>Available</b> | Unit Number: <b>2</b> |
|------------------------------------------------------------|--------------------------|-----------------------|

### Main Features

|                                           |                                               |                                |
|-------------------------------------------|-----------------------------------------------|--------------------------------|
| Property Subtype: <b>Ground Apartment</b> | Construction Stage: <b>Under Construction</b> | Construction Year: <b>2026</b> |
| Bedrooms: <b>3</b>                        | Bathrooms: <b>2</b>                           | Kitchen Type: <b>Open Plan</b> |
| Furnished: <b>Unfurnished</b>             | Covered Parking: <b>1</b>                     | Floors Building: <b>2</b>      |

### Area

|                                        |                                         |                                            |
|----------------------------------------|-----------------------------------------|--------------------------------------------|
| Internal Area: <b>106m<sup>2</sup></b> | Covered Verandas: <b>7m<sup>2</sup></b> | Uncovered Verandas: <b>61m<sup>2</sup></b> |
| Total Area: <b>190m<sup>2</sup></b>    |                                         |                                            |

### Further Details

Elevator, Storage Space



## Gallery



