

#1300

Modern 2 bedroom Apartment for Sale in Nicosia City Center

 Town Center, Nicosia

€315,000 +VAT





Overview

Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 92 m²

Type	Apartment
Showers	2
Toilets	2
Covered veranda	27 m²

Status	Under construction
Year of construction	2025
Furnished	Unfurnished

Description

Nestled in one of Nicosia's most sought-after locations, just off Kennedy Avenue, this project redefines contemporary urban living with its innovative design and people-first philosophy. This landmark development seamlessly combines luxury, functionality, and sustainability, making it a true gem in the heart of the city.

Boasting a sleek four-story design, the development offers a range of residences, including 12 thoughtfully crafted one- and two-bedroom apartments, as well as an exquisite three-bedroom penthouse. Each home has been meticulously designed to provide enduring value and exceptional comfort while fostering a sense of community.

Features and Highlights:

Certificate of Energy Efficiency A+: Ensuring eco-friendly and cost-efficient living.

Photovoltaic Panels: Supporting sustainable energy use.

Premium Amenities: Dedicated parking spaces, storerooms, and full provision for electric car chargers.

Smart Living: Video door phones and an alarm system for enhanced security.

Ultimate Comfort: Provision for underfloor heating with a heat pump, air conditioning supply and installation, and electric rolling shutters in the bedrooms.

Exceptional Quality: Italian-designed kitchen cabinets and wardrobes in glossy or matte MDF, high-quality ceramic tiles, and protective marble finishes.

Superior Insulation: Advanced thermal and acoustic insulation with 80mm plaster and extruded polystyrene for the roof.

Customizable Interiors: Future homeowners have the opportunity to select materials to suit their personal tastes and preferences.

The two-bedroom apartments offer 92m² of internal space complemented by a 27m² covered veranda, providing the



Additional information

Facilities

Aircondition, Split system

Elevator

Heating, Underfloor

Parking, Covered

Solar water heater

Storage

Features

Balcony

Central TV system

Combined kitchen and dining area

Corner

Double glazing

Easy access to highway

Easy access to main roads

Elevated

En suite shower

Energy efficient doors/windows

Heart of city center

Investment opportunity

Luxury specifications

Near amenities

Near bus route

Rental potential

Distances

Amenities

 100 m

Airport

 45 km

Sea

 45 km

Public transport

 100 m

Schools

 300 m

Resort

 65 km

Contact us



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