

#1301

# Modern 3-Bedroom Penthouse for Sale in Nicosia City Center

 Town Center, Nicosia

**€450,000** +VAT







# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 2		 101 m <sup>2</sup>	
Type		Apartment			
Showers		2			
Toilets		2			
Status		Under construction			
Year of construction		2025			
Furnished		Unfurnished			

## Description

Discover the epitome of contemporary urban living at this exceptional development, ideally located just off Kennedy Avenue in Nicosia's vibrant city center. Designed with a forward-thinking approach, this landmark project harmoniously blends luxury, sustainability, and functionality to create an unparalleled living experience.

### Development Highlights:

This sleek four-story project offers a variety of thoughtfully designed homes, including 12 stylish one- and two-bedroom apartments and an exclusive three-bedroom penthouse. Each residence has been meticulously crafted to deliver lasting value, exceptional comfort, and a sense of community.

### Penthouse Features:

The luxurious three-bedroom penthouse offers:

101m<sup>2</sup> of internal space

27m<sup>2</sup> covered veranda

58m<sup>2</sup> private roof garden, perfect for entertaining or relaxing with stunning city views.

### Key Features and Amenities:

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

Photovoltaic Panels: Promoting sustainable energy use.

Premium Amenities: Includes dedicated parking, storerooms, and full provisions for electric car chargers.

Smart Home Features: Video door phones and alarm systems for enhanced security.

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

Superior Quality: Italian-designed kitchen cabinets and wardrobes in glossy or matte MDF, high-quality ceramic tiles,



# 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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