

#1304

# Charming three bedroom flat in Nicosia City Center

 Town Center, Nicosia

**€390,000** +VAT





# Overview

## Specifications

Bedrooms



3

Bathrooms



2

Covered



113 m<sup>2</sup>

Type	<b>Apartment</b>
Showers	<b>1</b>
Toilets	<b>1</b>
Covered veranda	<b>49 m<sup>2</sup></b>

Status	<b>Under construction</b>
Year of construction	<b>2025</b>
Furnished	<b>Unfurnished</b>

## Description

Modern Luxury Living in the Heart of Nicosia

The project sets a new benchmark for contemporary living, blending luxury, comfort, and sustainability in every detail. Comprising two architecturally striking buildings, this development offers a selection of meticulously designed one, two, and three-bedroom apartments.

Each residence is crafted with the finest materials to ensure exceptional quality and longevity. Every aspect of construction and finishing reflects meticulous attention to detail, offering homes that are both visually stunning and built to endure.

Prime Location:

The project is situated in a serene neighborhood just a short stroll from Nicosia's vibrant city center, including the renowned Stasikratous and Makariou Streets. Its central yet tranquil setting offers residents the perfect balance of urban convenience and peaceful living. The property is further enhanced by manicured landscaping and a comprehensive amenity package.

Key Features & Technical Specifications:

Parking: Dedicated spaces with durable rubbed finish concrete.

Comfort & Energy Efficiency:

Provision for split air conditioning units.

Photovoltaic panels for common areas.

Provision for central heating with a heat pump for each apartment.

# Additional information

## Facilities

Aircondition, Provision

Elevator

Heating, Provision

Parking, Covered

Solar water heater

Storage

## Features

Balcony

Bright

Central TV system

City view

Combined kitchen and dining area

Corner

Double glazing

Easy access to highway

Easy access to main roads

Fitted wardrobes

Heart of city center

Investment opportunity

Near amenities

Near bus route

Rental potential

Shutters, electric

## Distances

Amenities



200 m

Airport



45 km

Sea



45 km

Public transport



100 m

Schools



300 m

Resort



65 km

## Contact us



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