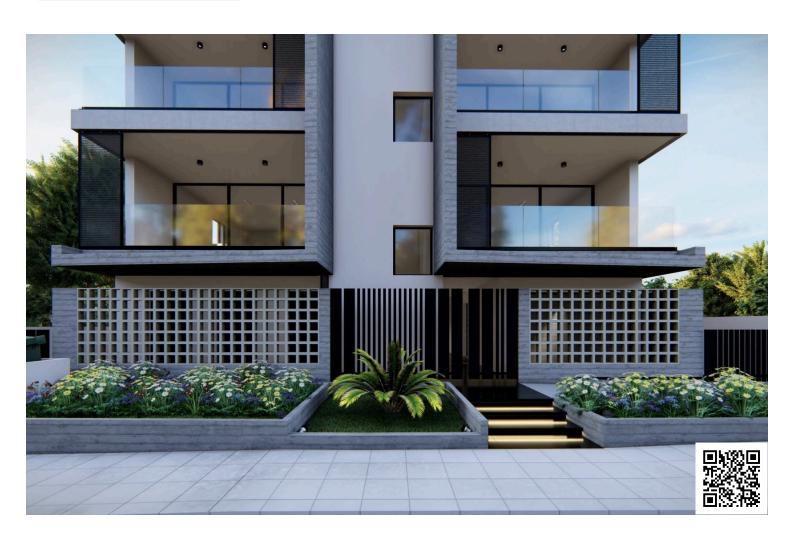


#1345

# Modern2 bedroom Apartment in Latsia

Latsia, Nicosia

€215,000 +VAT























# **Overview**

## **Specifications**

<b>=</b> 2	<b>№</b> 2	[] 85 m <sup>2</sup>
Bedrooms	Bathrooms	Covered

Type	Apartment	Status	Under construction
Showers	2	Year of construction	2025
Toilets	2	Furnished	Unfurnished
Covered veranda	<b>21</b> m <sup>2</sup>	Energy efficiency rating	<i>ĕ</i> A

### **Description**

Discover a refined living experience in this boutique residential development, featuring six modern and luxurious apartments in the prime area of Latsia, Nicosia. Thoughtfully designed to blend comfort, elegance, and convenience, this three-story building offers an exceptional lifestyle for homeowners and investors alike.

#### Prime Location

Situated in a peaceful yet well-connected neighborhood, this exclusive development provides easy access to the highway and is just minutes from shopping centers, schools, and healthcare facilities. The surrounding green spaces and quiet streets create a serene environment, perfect for those seeking tranquility without sacrificing urban conveniences.

#### **Apartment Features**

Spacious Two-Bedroom Layouts: Each floor consists of two stylish two-bedroom apartments, featuring open-plan living areas that extend to private balconies.

Premium Finishes: High-quality materials, including granite countertops and elegant built-in fixtures, elevate the interiors with a touch of sophistication.

Energy Efficiency: Designed for sustainability, the building boasts an Energy Class A certification, thermal insulation materials, and an individual 2 kWh photovoltaic system for each apartment.

Modern Comforts: Residents will benefit from underfloor heating, electric shutters, and provisions for electric car chargers, ensuring a contemporary and convenient lifestyle.

#### **Building Amenities**

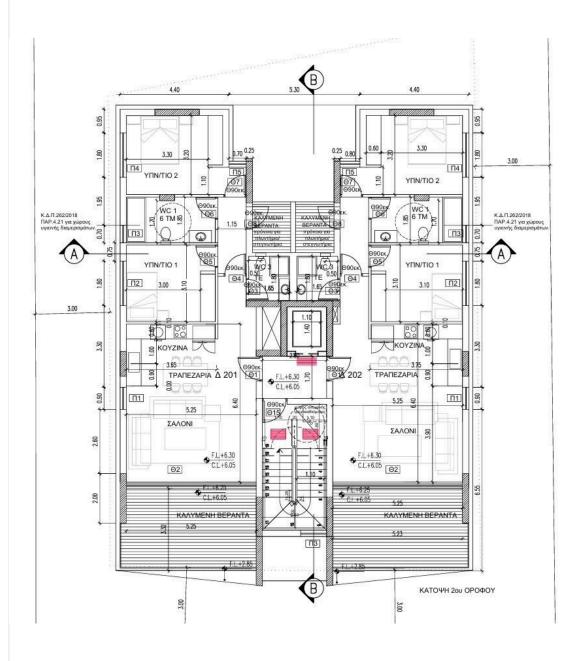
Secure Parking & Storage: Each apartment is allocated a private parking space and storage unit on the ground floor, with automated entry doors and CCTV monitoring for enhanced security.

Advanced Security Systems: Controlled access points and a video door-phone system provide peace of mind.





# Floor plans



Δ201 EMBAΔO - 85 TM KAΛ. BEPANTA - 21 TM

EMBAΔO - 85 TM KAΛ. BEPANTA - 21 TM





# **Additional information**

### **Facilities**

Aircondition, Provision Elevator Gated complex

Heating, Underfloor Parking, Covered Solar photovoltaic panels

Solar water heater Storage

### **Features**

Balcony Bright Combined kitchen and dining area

Double glazing Easy access to highway Easy access to main roads

En suite shower Floor-to-ceiling windows Guest WC

Investment opportunity Luxury specifications Modern design

Near amenities Near bus route Next to green area

Shutters, electric

### **Distances**

Amenities Airport Sea

Public transport Schools Resort

### Contact us





