



Reference 11911

3 Bed Duplex Apartment with swimming pool in Nicosia Center

**€1,400,000 +VAT**

Nicosia Center, Nicosia

3 Bedrooms | 3 Bathrooms | 184 m<sup>2</sup> Covered

## Description

- 3 bedrooms
- 3 W/C
- Internal Area 184m2
- Covered Verandas 75m2
- Covered Parking
- Underfloor Heating
- A/C
- Swimming Pool
- Storage
- Gym
- Energy Efficiency "A"

Covered veranda	75 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A
Year of construction	2026
Status	Under construction



## Facilities

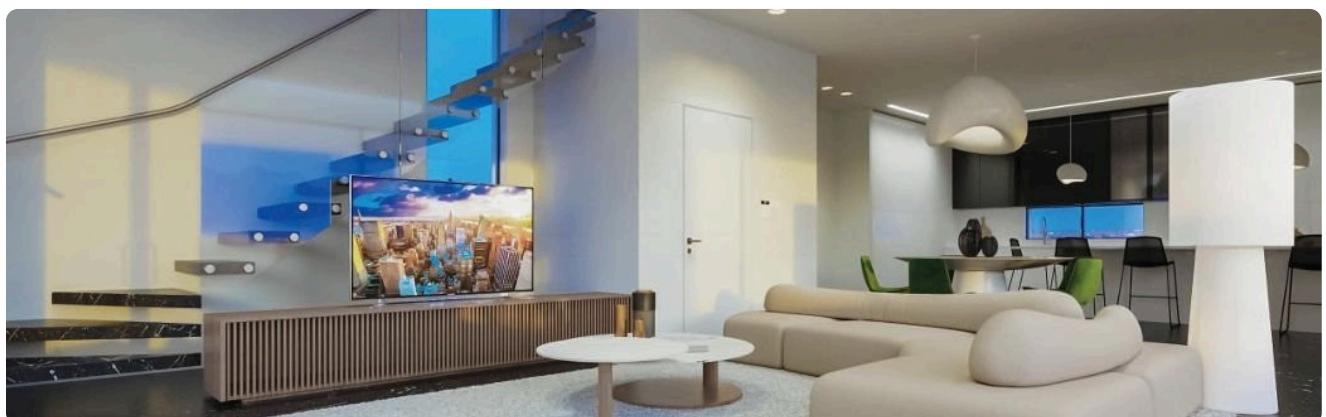
✓ Aircondition · Central system ✓ Heating · Underfloor ✓ Pool · Private ✓ Gym ✓ Storage

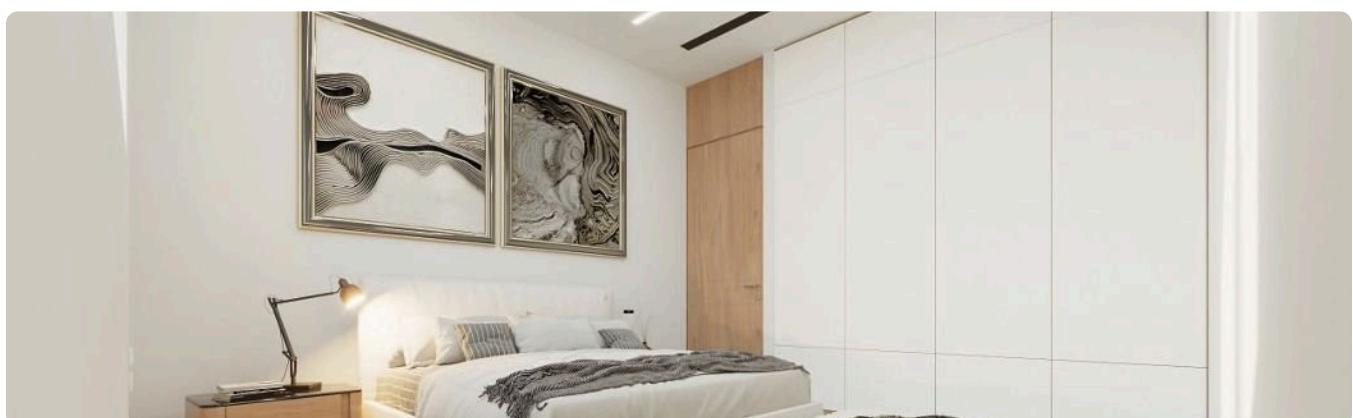
## Features

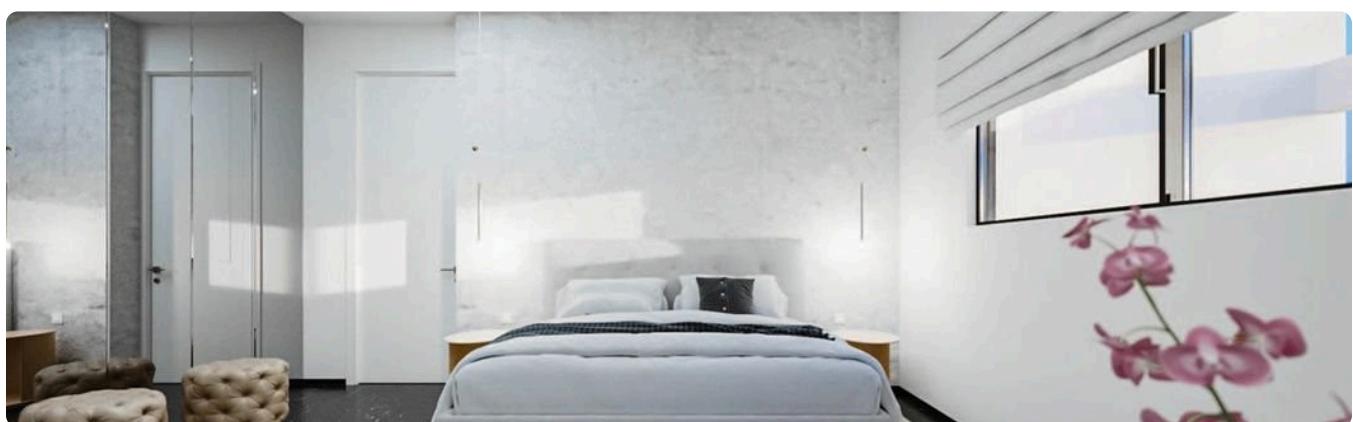
✓ Guest WC ✓ Parquet flooring ✓ Ceramic tiles ✓ En suite bathroom ✓ Luxury specifications  
✓ Modern design ✓ Near amenities ✓ Alarm system ✓ Open plan ✓ Walk-in closet  
✓ Shutters, electric ✓ Spacious rooms ✓ Heart of city center

## Gallery









## Floor plans



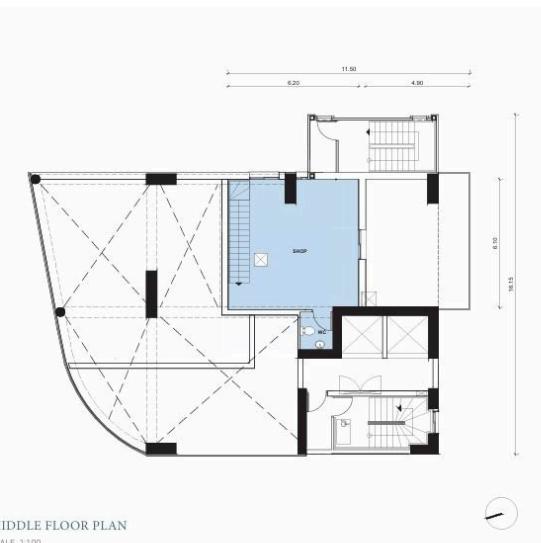
-2 BASEMENT PLAN  
SCALE 1:100



-1 BASEMENT PLAN  
SCALE 1:100



GROUND FLOOR PLAN  
SCALE 1:100



MIDDLE FLOOR PLAN  
SCALE 1:100





