



Reference 1201

## 3 bed apartment in Latsia

**€230,000 +VAT**

Latsia - Agios Georgios, Latsia, Nicosia

3 Bedrooms | 2 Bathrooms | 108 m<sup>2</sup> Covered

### Description

- ◆ 3 bedroom
- ◆ 2 W/C
- ◆ Internal Area 108m<sup>2</sup>
- ◆ Covered Verandas 17m<sup>2</sup>
- ◆ Energy Efficiency "A"

Newly built, quality 3-bedroom apartment in the popular area of Sporting Club -Latsia.

Open plan, living room with kitchen, comfortable bedrooms (one of them with en-suite bathroom), a full bathroom, large covered terraces, covered parking space and storage.

Energy efficiency certification category "A".  
Aluminum frames with double energy glazing.

Thermal and waterproofing on the roof and floor of the 1st floor and cement insulation on all terraces.

Covered veranda	17 m <sup>2</sup>
Roof garden	30 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A
Year of Construction	2023
Status	Key ready



Installation of air conditioning units indoors.

Fully installed solar water heater, with tank and water pressure system for each apartment. Hydraulic installation with pipe in pipe system.

Quality and comfortable apartment in a central but quiet area of Latsia, close to all amenities and services with easy access to the highway and the center of Nicosia.



## Facilities

- ✓ Aircondition · Split system
  - ✓ Heating · Provision
  - ✓ Gated complex
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## Features

- ✓ Granite countertops
  - ✓ Kitchen appliances
  - ✓ Fitted wardrobes
  - ✓ Municipal water/sewage
  - ✓ En suite Bathroom
  - ✓ Alarm system
  - ✓ Connected to electric mains
  - ✓ Thermal insulation
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## Gallery



## Floor plans





