



Reference 17015

3+1 Bed Independent Apartment in Nicosia Center

**€735,000 +VAT**

Nicosia Center, Nicosia

3 Bedrooms | 4 Bathrooms | 150 m<sup>2</sup> Covered

## Description

- 3+1 bedrooms
- 4 W/C
- Internal Area 150m<sup>2</sup>
- Covered Verandas 34.96m<sup>2</sup>
- Internal Garden Area 12.8m<sup>2</sup>
- External Garden 8.4m<sup>2</sup>
- 2 Parking Spaces
- A/C
- Underfloor Heating
- Office/Maid's Room
- Energy Efficiency "A"

Covered veranda	<b>34.96 m<sup>2</sup></b>
Garden	<b>21.2 m<sup>2</sup></b>
Parking spaces	<b>2</b>
Energy efficiency rating	<b>A</b>
Year of construction	<b>2026</b>
Status	<b>Under construction</b>



## Facilities

- ✓ Aircondition · Split system
- ✓ Heating · Underfloor
- ✓ Parking · Covered
- ✓ Elevator
- ✓ Storage
- ✓ Maid's room
- ✓ Solar water heater
- ✓ Solar photovoltaic panels (provision)

## Features

- ✓ Veranda
- ✓ Ceramic tiles
- ✓ En suite bathroom
- ✓ Luxury specifications
- ✓ Modern design
- ✓ Near amenities
- ✓ Office
- ✓ Double glazing
- ✓ Open plan
- ✓ Pressurized water system
- ✓ Door screen
- ✓ Electric car charger (provision)
- ✓ Pipe-in-pipe plumbing system
- ✓ Spacious rooms
- ✓ Sound insulation
- ✓ Thermal insulation

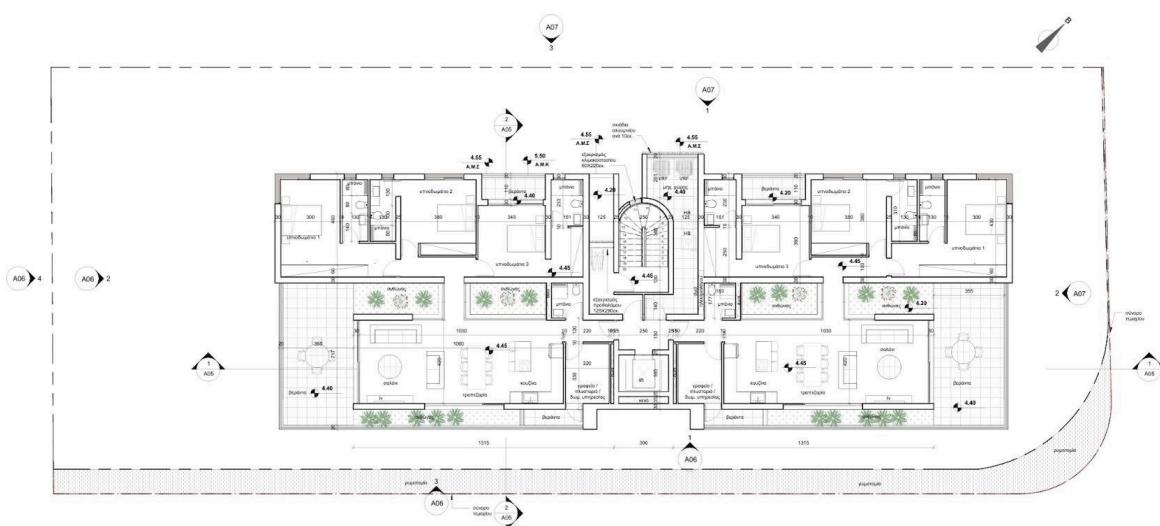
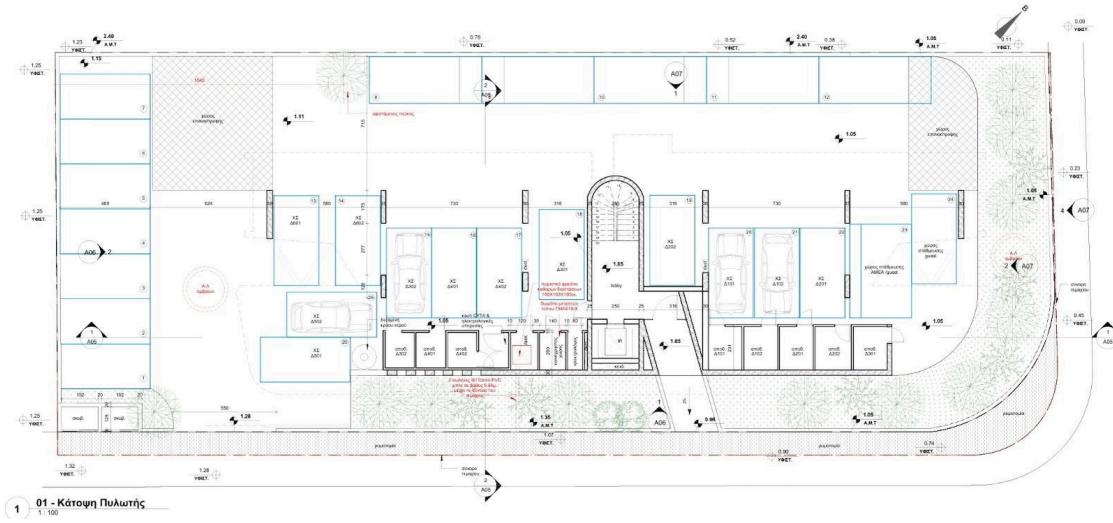
## Gallery







## Floor plans



## 2 02 - Κάτοψη 1ου Ορόφου

The logo for KADIS Estates. It features the word "KADIS" in a large, bold, black sans-serif font. The letter "A" is unique, composed of a black vertical bar on the left and a gold-colored vertical bar on the right that tapers to a point. Below "KADIS" is the word "ESTATES" in a smaller, all-caps, black sans-serif font.



