



Reference 4090

## 3 Bed Penthouse with Roof Garden in Lykavitos close to Landmark Nicosia

**€600,000** +VAT

Lykabittos, Nicosia

3 Bedrooms | 2 Bathrooms | 141 m<sup>2</sup> Covered

### Description

#### Key Features:

- 3 Bedrooms: Spacious and elegantly designed for comfort and style.
- 2 W/C: Modern and well-appointed.
- Internal Areas: 141m<sup>2</sup> of beautifully crafted living space.
- Covered Verandas: 27m<sup>2</sup>, perfect for outdoor relaxation and entertaining.
- Uncovered Verandas 7 sqm
- Roof Garden 75sqm
- Covered Parking: Secure and convenient.
- Energy Efficiency: Rated "A" for optimal energy savings and environmental friendliness.
- Underfloor Heating: Equipped with a state-of-the-art heat pump for consistent warmth.
- Automation Systems: Cutting-edge home automation for enhanced convenience and control.

Covered veranda	27 m <sup>2</sup>
Uncovered veranda	7 m <sup>2</sup>
Roof garden	75 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	A
Status	Under construction



- Full Installation of A/C Units: Ensuring a comfortable living environment year-round.

This luxurious apartment offers a perfect blend of modern amenities and sophisticated living in one of Nicosia's most sought-after locations. Enjoy the proximity to the Landmark area, known for its vibrant atmosphere, fine dining, and exclusive shopping experiences.

#### Experience Elevated Living in Lykabittos

This exquisite property is designed to meet the highest standards of luxury and comfort, making it an ideal home for discerning buyers seeking an unparalleled living experience in the heart of Nicosia.



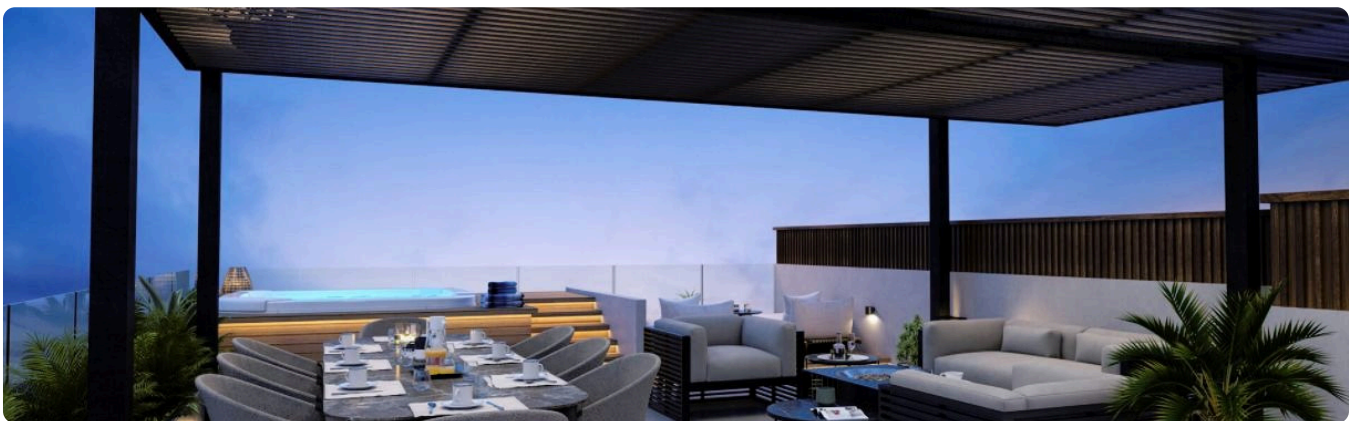
## Facilities

- ✓ Aircondition · Split system   ✓ Heating · Underfloor   ✓ Parking · Covered   ✓ Elevator
- ✓ Storage   ✓ Solar water heater   ✓ Solar photovoltaic panels (provision)
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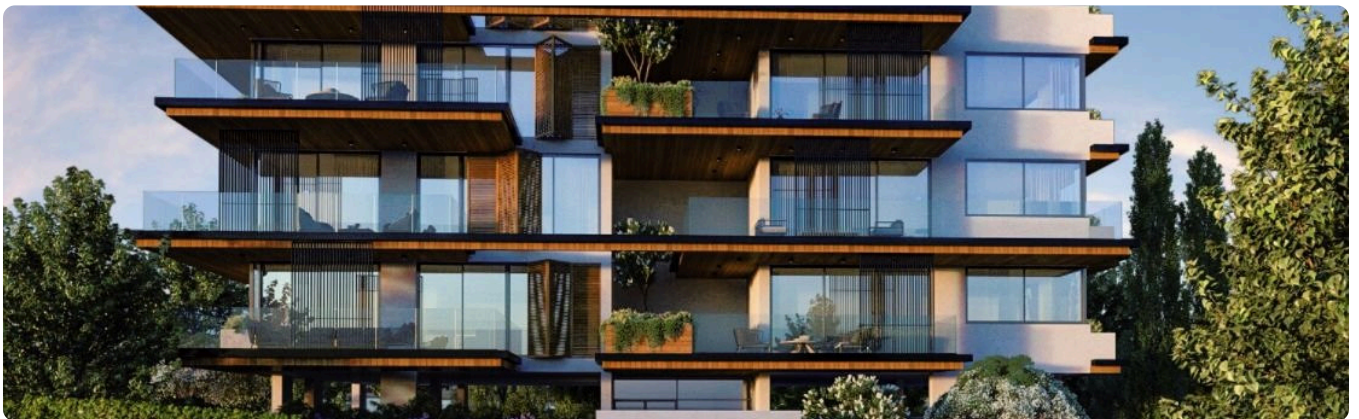
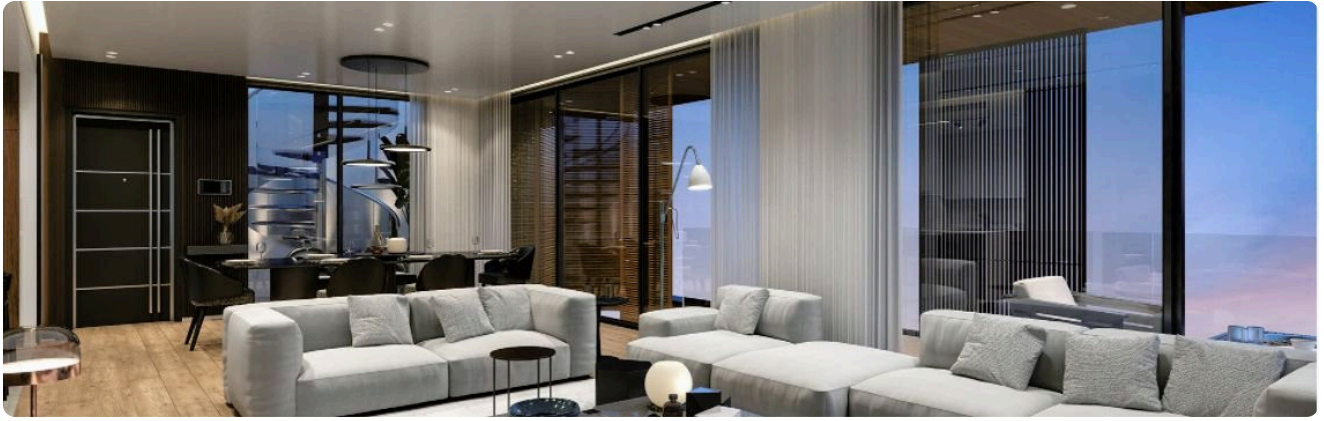
## Features

- ✓ Quiet area   ✓ CCTV   ✓ Luxury specifications   ✓ Near amenities   ✓ Pressurized water system
- ✓ Sound insulation   ✓ Thermal insulation
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## Gallery











## Floor plans

