



Reference 5296

## Luxury 2 Bed Apartment in Nicosia City Center

**€931,000** +VAT

Nicosia Center, Nicosia

2 Bedrooms

2 Bathrooms

109.9 m<sup>2</sup> Covered

### Description

- 2 bedrooms
- 2 W/C
- Internal Area 109.9m<sup>2</sup>
- Covered Veranda 20m<sup>2</sup>
- Underground Parking
- A/C
- Wifi
- Gym & Sauna
- Close to several amenities
- In the heart of City Center

Covered veranda	20 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	Certificate expected
Year of construction	2024
Status	Key ready



## Facilities

✓ Aircondition · Split system   ✓ Parking · Underground   ✓ Gym   ✓ Sauna

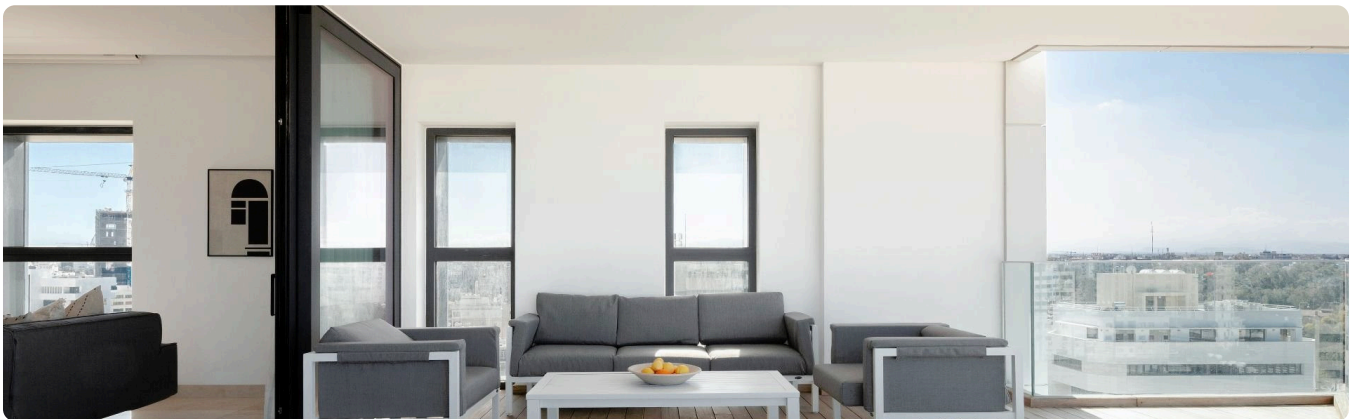
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## Features

✓ Guest WC   ✓ Veranda   ✓ En suite bathroom   ✓ Luxury specifications   ✓ Near amenities  
✓ Internet   ✓ Jacuzzi   ✓ Open plan   ✓ City view   ✓ Investment opportunity   ✓ Bright  
✓ Spacious rooms   ✓ Heart of city center

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## Gallery





## Floor plans

### 2 BEDROOM APARTMENTS

NET AREA	110 SQM
COVERED VERANDA	14.5 SQM
CORE AREA	32.3 SQM
TOTAL COVERED AREA	156.8 SQM

PRIVATE KITCHEN  
A/C  
TV & WIFI



### HIGH FLOOR 2 BEDROOM APARTMENTS

NET AREA	109.9 SQM
COVERED VERANDA	21.1 SQM
CORE AREA	30.0 SQM
TOTAL COVERED AREA	161.1 SQM

PRIVATE KITCHEN  
A/C  
TV & WIFI





# 3 BEDROOM APARTMENTS

NET AREA	136.8 SQM
COVERED VERANDA	33.3 SQM
CORE AREA	39.4 SQM
TOTAL COVERED AREA	209.5 SQM

PRIVATE KITCHEN  
A/C  
TV & WIFI



# HIGH FLOOR 3 BEDROOM APARTMENTS

NET AREA	147.6 SQM
COVERED VERANDA	34.1 SQM
CORE AREA	41.5 SQM
TOTAL COVERED AREA	223.1 SQM

PRIVATE KITCHEN  
A/C  
TV & WIFI



# PANORAMIC PENTHOUSE

NET AREA	277.3 SQM
COVERED VERANDA	36.2 SQM
CORE AREA	71.2 SQM
TOTAL COVERED AREA	384.6 SQM

PRIVATE KITCHEN  
A/C  
TV & WIFI

