



Reference 6196

## 3 Bed Independent Penthouse with roof garden in Strovolos, Nicosia

**€464,000** +VAT

Strovolos, Nicosia

3 Bedrooms | 2 Bathrooms | 129 m<sup>2</sup> Covered

### Description

- 3 bedrooms
- 2 W/C
- Internal Area 129m<sup>2</sup>
- Covered Verandas 34m<sup>2</sup>
- Garden 26m<sup>2</sup>
- Roof Garden 80m<sup>2</sup>
- Covered Parking
- Storage
- Energy Efficiency "A"

Covered veranda	34 m <sup>2</sup>
Roof garden	80 m <sup>2</sup>
Garden	26 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	A
Year of construction	2025
Status	Under construction



## Facilities

✓ Aircondition · Split system   ✓ Heating · Underfloor   ✓ Parking · Covered   ✓ Storage

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## Features

✓ Guest WC   ✓ Veranda   ✓ CCTV   ✓ En suite bathroom   ✓ Luxury specifications  
✓ Modern design   ✓ Near amenities   ✓ Roof garden   ✓ Garden   ✓ Pressurized water system  
✓ Easy access to main roads

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## Gallery



# Floor plans



**1 & 2 BEDROOMS APARTMENTS**

**1<sup>st</sup> FLOOR**

This floor plan shows the layout of the first floor, featuring four apartment units (101, 102, 103, and 104) and a central core with stairs and lifts. The plan includes furniture layouts for each unit, such as beds, sofas, and kitchen units. A north arrow is located in the top right corner.

APARTMENTS	2 BEDROOMS	2 BEDROOM	1 BEDROOM	1 BEDROOM
	101	102	103	104
ALL AREAS	103 sq m	103 sq m	75 sq m	82 sq m
INTERNAL AREA	85 sq m	85 sq m	55 sq m	62 sq m
COVERED VERANDAS	18 sq m	18 sq m	20 sq m	20 sq m
UNCOVERED VERANDAS	X	X	X	X
WAREHOUSE	1	1	1	1
PARKING SPACE	1	1	1	1





## 1 & 2 BEDROOMS APARTMENTS

2<sup>nd</sup>

FLOOR

APARTMENTS	2 BEDROOMS	2 BEDROOM	1 BEDROOM	1 BEDROOM
	201	202	203	204
ALL AREAS	103 sq m	103 sq m	74 sq m	81 sq m
INTERNAL AREA	85 sq m	85 sq m	55 sq m	62 sq m
COVERED VERANDAS	18 sq m	18 sq m	19 sq m	19 sq m
UNCOVERED VERANDAS	x	x	x	x
WAREHOUSE	1	1	1	1
PARKING SPACE	1	1	1	1



## 3 BEDROOMS APARTMENTS

WITH ROOF GARDEN

3<sup>rd</sup>

FLOOR

APARTMENTS	3 BEDROOMS	3 BEDROOMS
	301	302
ALL AREAS	163 sq m	162 sq m
INTERNAL AREA	129 sq m	128 sq m
COVERED VERANDAS	34 sq m	34 sq m
UNCOVERED VERANDAS	2	2
ROOF GARDEN	80 sq m	79 sq m
WAREHOUSE	1	1
PARKING SPACE	1	1



# ROOF GARDEN

