



Reference 9465

Whole Floor 4 Bed Apartment in Nicosia Center, along the Pedieos River **€1,520,000 +VAT**

Nicosia Center, Nicosia

4 Bedrooms | 5 Bathrooms | 240 m<sup>2</sup> Covered

## Description

- 4 bedrooms
- 5 W/C
- Internal Area 240m2
- Covered Verandas 60m2
- Covered Parking
- Underfloor Heating
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"

Covered veranda	60 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
- ✓ Elevator
- ✓ Storage
- ✓ Solar photovoltaic panels

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## Features

- ✓ Guest WC
- ✓ Veranda ✓
- En suite bathroom
- ✓ Luxury specifications ✓
- Modern design
- ✓ Near amenities ✓
- Office
- ✓ Double glazing ✓
- Open plan
- ✓ Walk-in closet
- ✓ Combined kitchen and dining area
- ✓ Thermal insulation

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## Gallery





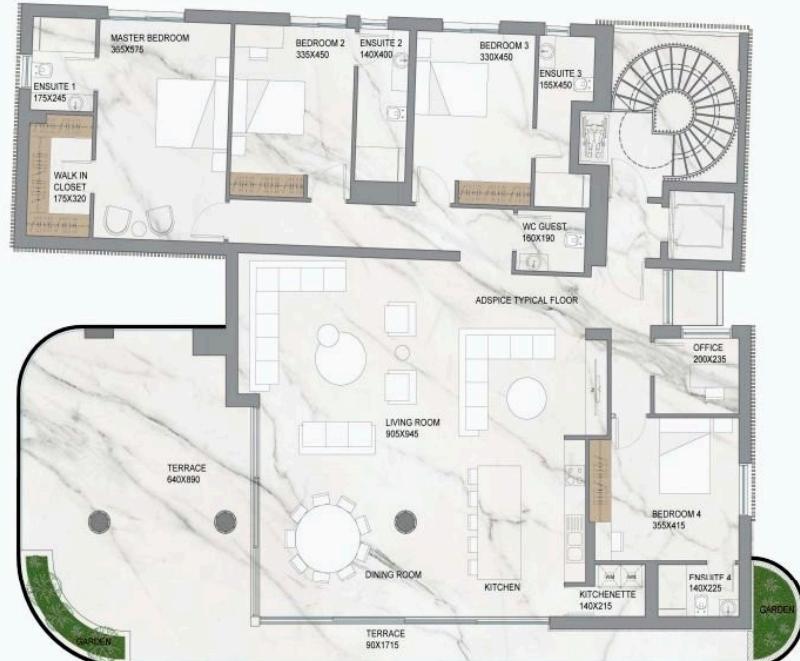
## Floor plans



Ground Floor Apartment

220m<sup>2</sup> Covered area  
 42m<sup>2</sup> Covered terraces  
 100m<sup>2</sup> Uncovered terraces  
 125m<sup>2</sup> Private garden  
 40m<sup>2</sup> Swimming pool  
 67m<sup>2</sup> Basement

Storage room  
 Maid's room  
 2 Allocated parking spaces



1st-3rd Floor Apartments

240m<sup>2</sup> Covered area  
 60m<sup>2</sup> Covered terraces  
 10m<sup>2</sup> Uncovered terraces  
 18m<sup>2</sup> Storage room  
 16m<sup>2</sup> Maid's room

2 Allocated parking spaces



