



**EXCLUSIVE  
PROPERTIES**

### **Exclusive Properties**

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## **Apartment in Nicosia** NIC00511

Nicosia, Cyprus

Luxury and modern three bedroom apartment located in Nicosia area with perfect panoramic view within walking distance to all amenities. The total covered area is 164 sq. m and the covered veranda is 32 sq. m. The apartment consist of an open-plan kitchen connected the living and dining room area, three bedroom, (master bedroom is en-suite), guest WC, and covered veranda. There is photovoltaic system, laminated parquet floor in living areas and bedrooms, ceramic tiles in bathrooms floors and walls, security and fireproof entrance doors, intercom system, provisions for under-floor heating, provisions for split air conditioning, high standard sanitary ware, thermal aluminium window frames with double-glazing, high standard kitchen cabinets, and secured covered parking.

### **Apartment Details**

Bedrooms: 3 | Bathrooms: 3 | Distance to Sea: < 0.5km | Covered Area (sq.m): 164 sq.m |

Covered Veranda (sq.m): 32 sq.m | Total area (sq.m): 164 sq.m | V.A.T: Included | Common Expenses: Included |

Energy Efficiency: Category A

Covered Parking | Intercom System | Balcony

### **Price**

**Sale price:**

331000€

# Attributes

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## General

V.A.T: Included | Common Expenses: Included |

Condition: New | Delivery Status: Completed | Bedrooms: 3

| Bathrooms: 3 | En-Suite Bathrooms: 1 |

Total area (sq.m): 164 sq.m | Covered Area (sq.m): 164 sq.m

| Covered Veranda (sq.m): 32 sq.m |

Distance to Sea: < 0.5km | Title Deeds: Yes |

Energy Efficiency: Category A

# Features

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## Exterior

Covered Parking | Intercom System

## Interior

Air Condition Provision | Balcony | Double Glazed Windows | Elevator | Fireplace | Guest Wc | Marble Floor |

Open Plan Kitchen | Parquet Floor | Under Floor Heating (water)

## Views

City View | Panoramic view

## Construction

Tile Floor

# Images

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