



5 bedroom Villa for sale in Nicosia Town centre

📍 Nicosia, Town Center

#4657





Price	€3,700,000 +VAT	Type	House
Bedrooms	5	Covered	817 m ²
Covered veranda	82 m ²	Plot	600 m ²
Garden	310 m ²	Status	Off plan
Energy efficiency rating	A	Area	Nicosia, Town Center

Description

The Residences consists of villas and apartments that cover the high-end and qualitative market needs for larger residential units, in the heart of the Nicosia city center.

- * Grade A Energy Efficiency certificate
- * Photo-voltaic panels for each villa, apartment and communal areas
- * False Ceilings with Lighting installed
- * VRV Air conditioning will be installed in all rooms
- * Floor central heating will be installed with a heat pump system
- * All villas and apartments will have its own automation system
- * High height ceilings
- * Branded luxury materials for ceramics, sanitary and woodwork
- * Floor to ceiling double glazed thermal windows
- * Internal doors height 2.40m
- * Interior design services
- * Provision for EV charging station
- * Gated Entrance
- * Concierge Services
- * Kids Playground
- * Gym
- * Sauna
- * Yoga Lawns
- * Walking Paths
- * Cycling Routes
- * Wastewater management
- * Waste management
- * Recycling

The project is expected to be delivered by February 2025.

Nicolas Efthimiou

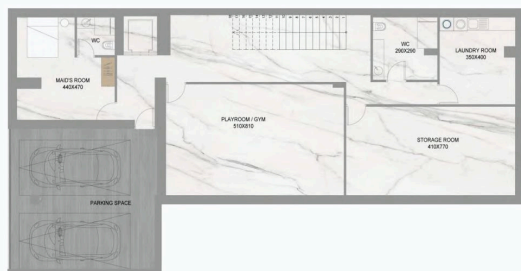
Agent

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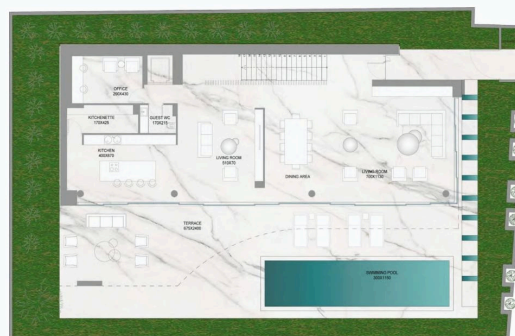
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Floor plans

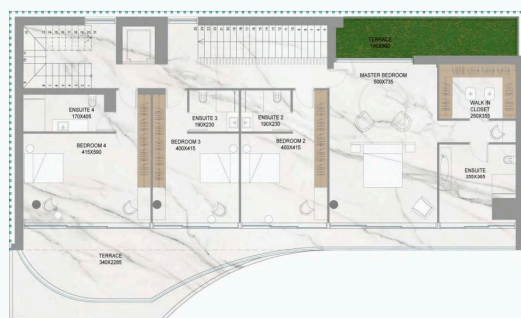
Basement Plan
230m² Covered area
Elevator
Stairs
Laundry room
Storage room
Gym / Playroom
Shower & WC
1 En-suite master's room
Parking space



Ground Floor Plan
225m² Covered area
85m² Covered terraces
Elevator
Stairs
Kitchen
Storage room
Living room
Dining area
Guest toilet
Walk-in closet
Terrace
Swimming pool
Private garden



1st Floor Plan
215m² Covered area
17m² Covered terraces
Elevator
Stairs
Office
3 En-suite bedrooms
1 En-suite master bedroom with walk-in closet and sitting area
Terrace



2nd Floor Plan
85m² Covered area
Elevator
Stairs
Office room / Bedroom

