

#4657

# 5 bedroom Villa for sale in Nicosia Town centre

 Town Center, Nicosia




**€3,700,000** +VAT





# Overview

## Specifications

Bedrooms		Covered	
 5		 817 m <sup>2</sup>	
Type	House	Status	Off plan
Plot	600 m <sup>2</sup>	Energy efficiency rating	 A

## 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

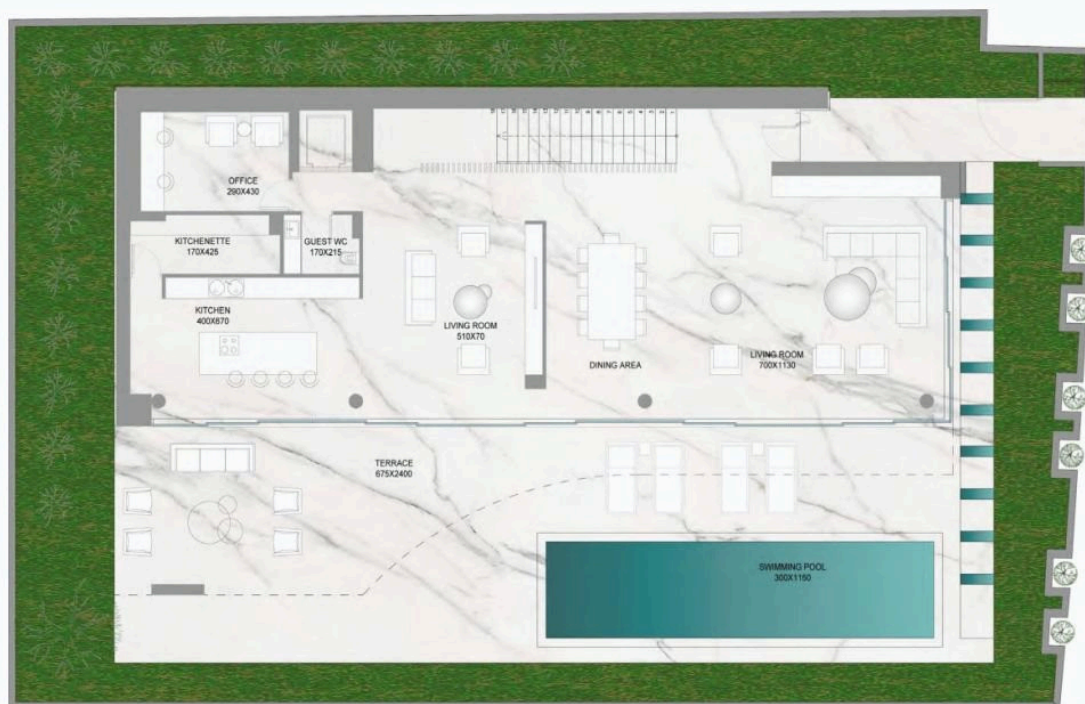
# Floor plans



## Basement Plan

230m<sup>2</sup> Covered area

- Elevator
- Stairs
- Laundry room
- Storage room
- Gym / Playroom
- Shower & WC
- 1 En-suite maid's room
- Parking space



## Ground Floor Plan

225m<sup>2</sup> Covered area

65m<sup>2</sup> Covered terraces

- Elevator
- Stairs
- Kitchen
- Storage room
- Living room
- Dining area
- Guest toilet
- Walk-in closet
- Terrace
- Swimming pool
- Private garden

# Additional information

## Contact us



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