

# 3 Bedroom Flat For Sale

**€1,344,700**

Arch. Makarios III Avenue, Nicosia  
New Build

## Key Facts

- 3 Beds
- 3 Baths
- 140 m<sup>2</sup> Covered Area
- 28 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 20m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 29243**



## Indoor Features

- Air Conditioning
- CCTV system
- Covered Parking
- Elevator
- Fitted Kitchen
- Guest Toilet
- Internal Pool
- Master Bed
- Open-plan
- Reception
- Security System
- Under Floor Heating
- Underground Parking
- Utility Room
- Water Heater
- EPC Energy Class: A

## Outdoor Features

- Barbecue area
- Communal pool
- Outdoor Shower
- Solar System

## Description

Brand New First-Class 3 Bedroom Apartment For Sale in Arch. Makarios III Avenue, Nicosia!

Located within one of the best and most prestigious new developments in Nicosia

A luxurious resort, with a 5-star hotel, offices, and modern apartments!

Indoor and outdoor swimming pool, Gym, Sauna, and Park!

11th Floor

3 Bedrooms

3 En-suites + 1 Guest W/C

140m<sup>2</sup> of Net Indoor area

28m<sup>2</sup> of Covered Veranda

20m<sup>2</sup> of Uncovered Veranda

Underground Parking

Storeroom

The master bedroom has access to a private terrace

Walk-in wardrobe for the master bedroom

VRV A/C

Underfloor Heating

Smart Home System

Floor-Ceiling Windows

Open Plan

Fitted kitchen with island bar

Fitted Wardrobes

Wooden floors in the bedrooms

BBQ Area

Elevator

Storeroom

Lobby/Reception

Concierge Services

Property Management Services

24/7 Security on the complex

Landscaped communal gardens

Lifetime membership at the 5-star hotel

This prestigious apartment is a compelling investment opportunity!

Contact us for full information and for a private viewing!









