

# 2 Bedroom Flat For Sale

**€443,000 Negotiable**

Nicosia City Centre, Nicosia  
New Build

## Key Facts

- 2 Beds
- 2 Baths
- 98 m<sup>2</sup> Covered Area
- 37 m<sup>2</sup> Covered Verandas
- New Build
- Title Deed: Available

**ID: 35161**



## Indoor Features

- Air Conditioning
- CCTV system
- Covered Parking
- Elevator
- Fitted Kitchen
- Guest Toilet
- Master Bed
- Open-plan
- Pressurised Water System
- Reception
- Security System
- Under Floor Heating
- Video entrance system
- Water Heater
- EPC Energy Class: A

## Outdoor Features

- Barbecue area
- Solar System

## Description

Brand New Luxury 2 Bedroom Apartment For Sale in Nicosia City Center!

Located in the heart of the thriving capital city

A plethora of amenities are within a short walking distance

In addition, it boasts quick access to Eleftheria Square and Makarios Avenue!

4th Floor

Gym for residents only!

2 Bedrooms

2 Bathrooms

1 En-suite + 1 Family Bathroom

98m<sup>2</sup> of Net Indoor area

37m<sup>2</sup> of Covered Veranda

Covered Parking

VRV A/C

Underfloor Heating

Video entrance system

Fitted Kitchen

Fitted Wardrobes

Quality materials and finishes

Modern Architecture

BBQ Area

Photovoltaic systems in the common areas

CCTV in the common areas

Lobby

Communal Lounge

Concierge Desk

Wooden Floors

Elevators

Delivery Time: June 2026

This impressive apartment is a captivating investment opportunity!

It is excellent for permanent living for those seeking to live in the heart of the city

Contact us for full information and for a private viewing!

















