

# 3 Bedroom Flat For Sale

**€410,000 Negotiable**

Lykavitos, Nicosia  
New Build

## Key Facts

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

**ID: 35169**



## Indoor Features

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

## Outdoor Features

- Barbecue area
- Electric Shutters
- Photovoltaic System
- Solar System

## Description

Brand New Modern 3 Bedroom Apartment For Sale in Lykavitos, Nicosia  
Located in a convenient and attractive environment  
Ideally situated within walking distance of amenities and Makariou Avenue!  
In addition, it boasts excellent access to the highway and the city center

1st Floor

3 Bedrooms

2 Bathrooms

1 En-suite + 1 Family Bathroom

120m<sup>2</sup> of Net Indoor area

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

2 Covered Parking Spaces

Laundry Room/Pantry

Provision for electric car charger

Storeroom

Photovoltaic System

A/C

Underfloor Heating

Electric Shutters

Video entrance system

Fitted Kitchen

Fitted Wardrobes

Spacious open plan

BBQ Area

Elevator

Gated and secure complex

This apartment is suitable for investment or private purposes!

It is excellent for permanent living for a couple or a small family

Contact us for full information and for a private viewing













