

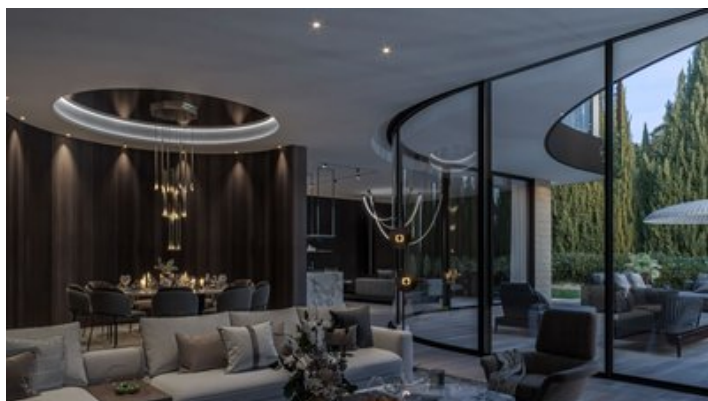


# LUXURIOUS VILLA IN AGIOI OMOLOGITES FOR SALE

📍 Nicosia, Agioi Omologites

#56339





ΠΡΟΣΟΧΗ/  
ATTENTION

Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να τροποποιηθούν ανά πάσα στιγμή

Information such as prices and / or availability of properties shown to our website are not binding and are given to change at any time without

<b>Price</b>	€2,600,000 +VAT	<b>Type</b>	House
<b>Bedrooms</b>	4	<b>Bathrooms</b>	5
<b>Covered</b>	461 m <sup>2</sup>	<b>Basement</b>	240 m <sup>2</sup>
<b>Covered veranda</b>	43 m <sup>2</sup>	<b>Uncovered veranda</b>	28 m <sup>2</sup>
<b>Plot</b>	555 m <sup>2</sup>	<b>Garden</b>	350 m <sup>2</sup>
<b>Year of Construction</b>	2025	<b>Status</b>	Under construction
<b>Energy efficiency rating</b>	A	<b>Floor</b>	Ground floor / 3
<b>Area</b>	Nicosia, Agioi Omologites		

## Description

Superb villa located in the most prominent neighborhood in Nicosia city centre, just steps from Linear Park and within walking distance to the centre, supermarkets, cafes, banks, shops, and other amenities.

Since the project is next to the River and Linear Park, a centrally located pedestrian walkway has been created that begins from Gladstonos Street and meets the river park, allowing free access to all residents and guests towards the park and the project itself. Vehicle movement will only be done underground, eliminating non-natural elements and preserving the area's particular characteristic environment. There will be a central entrance accessible only to residents, and the project will offer a sauna & facility, a gym, a kids' playground and a full-time concierge to assist with all daily needs.

Both exterior and interior areas have been meticulously designed with a timeless approach and the highest of standards to meet and respect the architectural footprint and identity of the particular area. The accorded building specifications are of the highest quality, with luxury and branded materials.

The energy footprint of the entire project will be classified as Grade A' energy efficient, with an advanced photovoltaic energy system for each residential unit.

All residences and apartments will be delivered with the following:

- Grade A Energy Efficiency certificate
- Photovoltaic 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
- Arclinea Kitchen
- 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

Project delivery: Beg 2025.

Price is subject to VAT.

## Facilities

Aircondition, Central system  
Parking, Covered  
Elevator  
Gym  
Storage  
Maid's room  
Solar photovoltaic panels

Heating, Underfloor  
Pool, Private  
Childrens playground  
Spa  
Gated complex  
Solar water heater

---

## Features

Easy access to main roads  
Connected to electric mains  
Balcony, front  
Fitted wardrobes  
Shutters  
Open plan  
Double glazing  
Granite countertops  
CCTV  
Luxury specifications  
Near bus route

Easy access to highway  
Next to green area  
Balcony  
Entrance gate, automated  
Pressurized water system  
Wooden flooring  
Veranda, large  
Marble flooring  
En suite Bathroom  
Modern design  
Near amenities