#56340

LUXURIOUS VILLA IN AGIOI OMOLOGITES FOR SALE

Agioi Omologites, Nicosia

€3,400,000 +VAT







ΠΡΟΣΟΧΗ/ATTENTION
Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να

Overview

Specifications

Bedrooms	Bathrooms	Covered
4	5	505 m²

Type	**House**
Toilets	**5**
Plot	**600 m²**
Covered veranda	**82 m²**
Basement	**230 m²**
Garden	**310 m²**

Status	**Under construction**
Year of construction	**2025**
Structure	**Concrete**
Facade	**Concrete**
Energy efficiency rating	**A**

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:

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Additional information

Facilities

Aircondition, Central system
Childrens playground
Elevator
Gated complex
Gym
Heating, Underfloor
Maid's room
Parking, Covered
Pool, Private
Solar photovoltaic panels
Solar water heater
Spa
Storage

Features

Balcony
Balcony, front
CCTV
Connected to electric mains
Double glazing
Easy access to highway
Easy access to main roads
En suite bathroom
Entrance gate, automated
Fitted wardrobes
Granite countertops
Luxury specifications
Marble flooring
Modern design
Near amenities
Near bus route
Next to green area
Open plan
Pressurized water system
Shutters
Veranda, large
Wooden flooring

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