

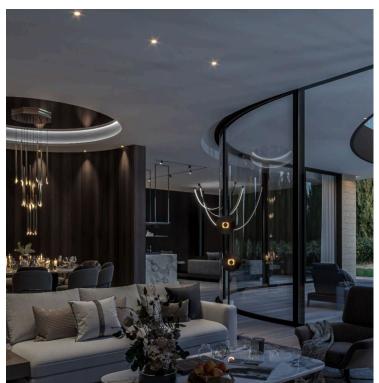
#56341

LUXURIOUS VILLA IN AGIOI OMOLOGITES FOR SALE

Agioi Omologites, Nicosia

€3,300,000 +VAT











Overview

Specifications

Bedrooms 4	Bathrooms	Covered [] 465 m ²
4	 	L_ 465 M

Туре	House	Year of construction	2025
Toilets	5	Structure	Concrete
Plot	490 m ²	Facade	Concrete
Status	Under construction	Energy efficiency rating	<i>≈</i> 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:

- Grade A Energy Efficiency certificate
- Photovoltaic panels for each villa, apartment and communal areas
- False Ceilings with Lighting installed





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





