

#57344

# 301 - ULTRA LUXURY APARTMENT IN NICOSIA CITY CENTRE FOR SALE

📍 Nicosia's City Center, Nicosia

€380,000 +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

**62 m<sup>2</sup>**

Type	<b>Apartment</b>
Toilets	<b>1</b>
Status	<b>Under construction</b>
Year of construction	<b>2026</b>

Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	<b>A</b>

## Description

A unique high-rise residential development located in the heart of Nicosia. This one-of-a-kind project features ultra-luxury residences that span twenty levels and enjoy a plethora of amenities.

The project is ideally located in the center of Nicosia, overlooking the stunning new park currently under construction on the site of the reclaimed old-GSP stadium.

The composition was developed to accommodate varying sizes of residential units, including an exclusive penthouse on the top three levels with a spectacular sky garden, swimming pool and other facilities.

The entrance of the building boasts an impressive double height reception area, with a lounge and a coffee area.

Mid-tower the tenants will also be able to enjoy a double height wellness area that will include a communal swimming pool, gym and spa facilities.

The oval shape is in direct dialogue with the fluid forms of the new park development. As an integrated part of the design process a lot of effort was invested in meeting all environmental requirements with respect to energy efficiency and sustainability and the integration of an intelligent and interactive skin that mediates between the building and its surroundings. The elevations form a dynamic membrane akin to an interactive skin, providing protection from the sun and privacy to its inhabitants.

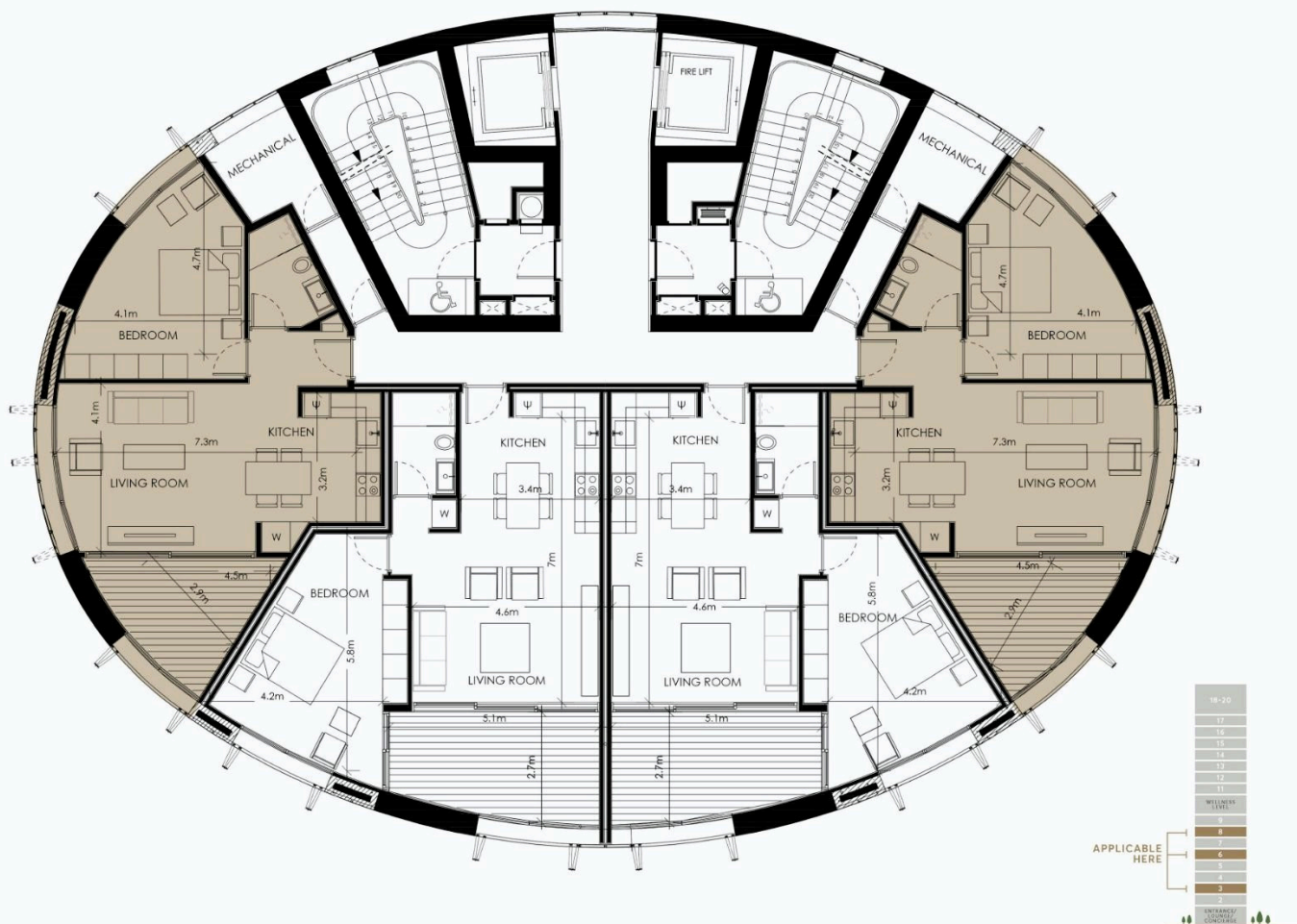
Designed by award-winning Architecture firm Gr G Patsalosavvis Architecture+Design LLC.



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# Floor plans



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# Additional information

## Facilities

Aircondition, Split system

Heating, Underfloor

Solar water heater

Elevator

Parking, Covered

Storage

Gated complex

Solar photovoltaic panels

## Features

24-hour security

Combined kitchen and dining area

Easy access to highway

Fitted wardrobes

Heart of city center

Near amenities

Open plan

Pressurized water system

Veranda

Balcony

Connected to electric mains

Easy access to main roads

Garbage disposal

Luxury specifications

Near bus route

Panoramic view

Rental potential

City view

Double glazing

Entrance gate, automated

Granite countertops

Modern design

Next to green area

Parquet flooring

Thermal insulation



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