

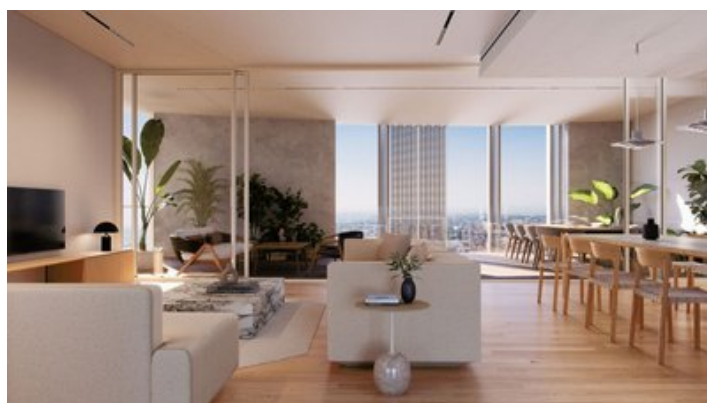
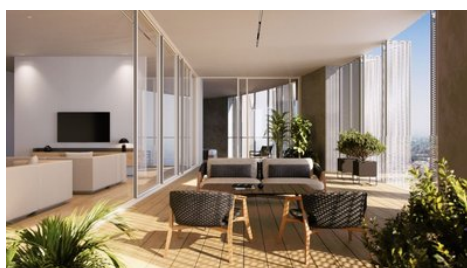
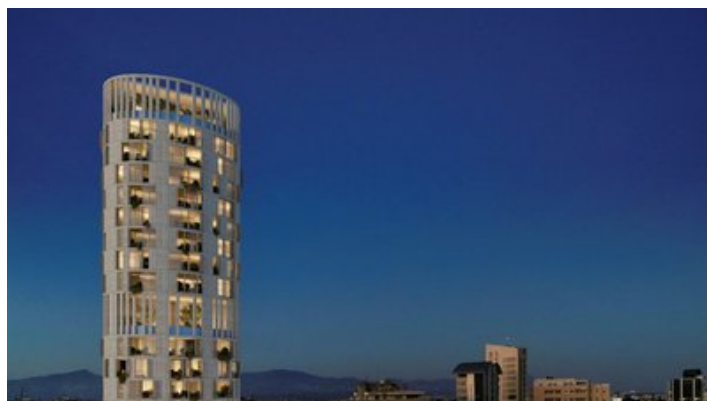


1301 - ULTRA LUXURY APARTMENT IN NICOSIA CITY CENTRE FOR SALE

📍 Nicosia, Nicosia's City Center

#57383





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

Price	€1,145,000 +VAT	Type	Apartment
Bedrooms	3	Bathrooms	2
Covered	156 m ²	Covered veranda	44 m ²
Year of Construction	2026	Status	Under construction
Energy efficiency rating	A	Floor	13 / 20
Area	Nicosia, Nicosia's City Center		

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.

All residences are luxuriously appointed with the finest fittings and finishes:

HOME AUTOMATION SYSTEM

Smart home features that effortlessly enhance your daily life. Embrace the ease and simplicity of integrated technology for a more convenient and relaxed and living environment.

GARBAGE CHUTE WITH RECYCLING FACILITIES

Say goodbye to the hassle of traditional waste disposal with the integrated garbage chute available on every level. Embrace eco-friendly living with built-in recycling capabilities, contributing to a sustainable and greener lifestyle.

DYNAMIC EXTERNAL FACADE SYSTEM

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Experience the innovative design of the external double skin, featuring automatic folding louvres for enhanced shading privacy, and thermal insulation. This cutting-edge feature not only elevates the architectural aesthetics but also allows residents to effortlessly control sunlight exposure and maintain optimal indoor temperatures.

PV SYSTEMS

Sustainable living with our cutting-edge Photovoltaic (PV) system that harnesses solar energy to embrace a greener lifestyle. The integrated PV system not only reduces the building's carbon footprint but also translates into significant energy cost savings. (Photovoltaic system for common areas).

UNDERFLOOR HEATING

Complete installation of under-floor heating with advanced heat-pump technology and intelligent digital thermostats for the ultimate energy efficiency.

COMPLETE INSTALLATION OF AIR CONDITIONING SYSTEM

The latest technology in air-conditioning systems with inverter technology and high energy efficiency ratings.

HARDWOOD FLOORING

Premium hardwood flooring in all residences with sound-insulating underlayer.

THERMAL INSULATION CLASS "A"

Materials with high thermal coefficients are used throughout to reduce energy consumption and provide unparalleled savings.

PREMIUM GERMAN KITCHENS BY EGGERSMANN

The ultimate in quality design. Hand-crafted German kitchens by Eggersmann as imported and fitted by Fabrica.

HIGH-TECH ELEVATORS

State-of-the-art elevators with spacious luxury cabins.

PREMIUM FITTINGS

Immerse yourself in luxury with the premium fittings and finishes throughout the entire building. From the elegant lobby to each meticulously designed residence, indulge in the finest craftsmanship and attention to detail.

Delivery End of 2026.

All prices are subject to VAT.

Facilities

Aircondition, Split system
Parking, Covered
Storage
Solar water heater

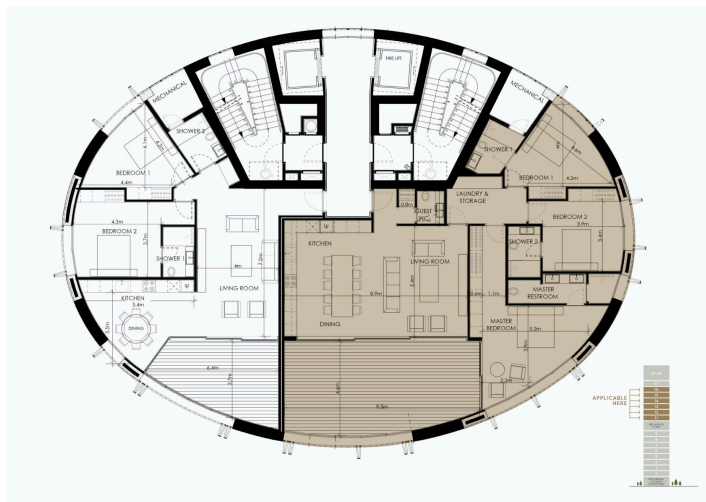
Heating, Underfloor
Elevator
Gated complex
Solar photovoltaic panels

Features

Thermal insulation
Easy access to main roads
Combined kitchen and dining area
Next to green area
Fitted wardrobes
Entrance gate, automated
City view
24-hour security
Double glazing
Granite countertops
Luxury specifications
Panoramic view
Near amenities

Heart of city center
Easy access to highway
Connected to electric mains
Balcony
Garbage disposal
Pressurized water system
Open plan
Parquet flooring
Veranda
Rental Potential
Modern design
Near bus route

Floor plans



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