

#67945

# Modern Apartment For Sale

 Lykavittos, Nicosia

**€305,000** +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

 2


Bathrooms

 2

Covered

 95.6 m<sup>2</sup>

|                 |                           |
|-----------------|---------------------------|
| Type            | <b>Apartment</b>          |
| Toilets         | <b>2</b>                  |
| Covered veranda | <b>29.9 m<sup>2</sup></b> |
| Status          | <b>Under construction</b> |

|                          |  |
|--------------------------|--|
| Year of construction     | <b>2027</b>  |
| Structure                | <b>Concrete</b>  |
| Facade                   | <b>Concrete</b>  |
| Energy efficiency rating |  <b>A</b> |

## Description

For sale: A modern 2-bedroom, 2-bathroom apartment under construction in the highly sought-after area of Lykavittos. This spacious residence is designed with comfort and functionality in mind. It is situated on the first floor of a four-story building, equipped with an elevator for easy access.

The apartment is built to the highest standards, featuring energy efficiency class A, ensuring lower utility costs and a reduced environmental footprint. Enjoy the luxury of underfloor heating throughout, making the home comfortable year-round. Large windows allow for plenty of natural light, creating a bright and welcoming living environment. The contemporary layout provides well-proportioned bedrooms and bathrooms, perfect for families, couples, or professionals.

Lykavittos is a prestigious neighborhood known for its quiet streets and convenient location. The area is close to the highway, making commuting simple and efficient. Residents benefit from a wide range of nearby amenities, including shops, cafes, schools, and parks, all within easy reach.

This exceptional property, available through MPA Property, is expected to be completed in 2027. It offers a fantastic opportunity to invest in a modern home in one of the area's most desirable locations. Contact us today to learn more.

(Full installation and commissioning of photovoltaic system with approximately 2kwp on 2-bedroom apartments (3rd and 4th Floor). Full installation and commissioning of photovoltaic system for common area.)



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# Additional information

## Facilities

Aircondition, Split system

Elevator

Heating, Underfloor

Parking, Covered

Solar photovoltaic panels

Solar water heater

Storage

## Features

Combined kitchen and dining area

Connected to electric mains

Cul de sac

Double glazing

Easy access to highway

Easy access to main roads

Electric car charger

En suite shower

Fitted wardrobes

Granite countertops

Luxury specifications

Modern design

Near amenities

Near bus route

Office

Pressurized water system

Veranda



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