#73754

# Whole-Floor Top-Floor Apartment for Sale – Central Nicosia

Agioi Omologites, Nicosia

**€410,000** ~~€455,000~~












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 |
|---|---|---|
| 3 | 2 | 216 m² |

| | | | |
|---|---|---|---|
| Type | **Apartment** | Year of construction | **1980** |
| Toilets | **2** | Title deed | **Yes** |
| Covered veranda | **41 m²** | Structure | **Concrete** |
| Uncovered veranda | **29 m²** | Communal charge frequency | **Monthly** |
| Status | **Resale** | Energy efficiency rating | Certificate expected |

## Description

Situated in the heart of Nicosia, in the sought-after Agios Demetrios area, close to The English School, this spacious whole-floor top-floor apartment offers privacy, comfort and a convenient location.

The property comprises three well-proportioned bedrooms and benefits from a separate title deed.

Originally built in 1980, the apartment has been exceptionally well maintained and has undergone several renovations and upgrades over the years, enhancing both its functionality and overall condition.

Recent improvements, completed just a few months ago, include:
- Completely renovated kitchen.
- Renovation of both shower rooms and guest WC.
- Renovation of one of the bedrooms.
- Replacement of the skylight on the upper floor.
- Roof insulation.
- Repainting of the building and common areas.

Additional upgrades over the years include the addition of space on the upper floor, which is included in the title deed, new flooring, upgraded heating system and double-glazed windows.

Both the apartment and the building are in very good condition, making this an attractive opportunity for anyone

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# Additional information

## Facilities

Aircondition, Split system
Heating, Central
Parking, Covered
Solar water heater

## Features

Balcony
Bright
City view
Double glazing
Easy access to highway
Easy access to main roads
En suite shower
Guest WC
Modern design
Near amenities
Near bus route
Painted
Quiet area
Rental potential
Shower
Thermal insulation

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