

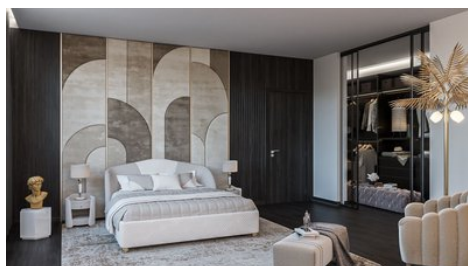
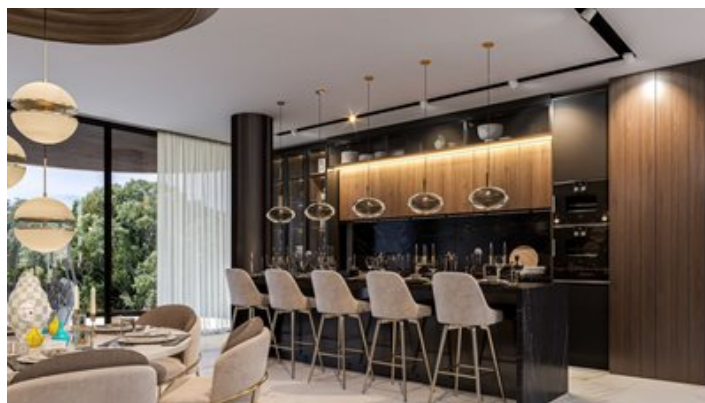


P301 - PARKSIDE APARTMENT IN AGIOI OMOLOGITES FOR SALE

📍 Nicosia, Agioi Omologites

NF60304





ΠΡΟΣΟΧΗ/
ATTENTION

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Price	€1,070,000 +VAT	Type	Apartment
Bedrooms	3	Bathrooms	4
Covered	210 m ²	Basement	15 m ²
Roof garden	5 m ²	Covered veranda	45 m ²
Year of Construction	2024	Status	Under construction
Energy efficiency rating	A	Floor	3 / 4
Area	Nicosia, Agioi Omologites		

Description

Ultra luxurious, energy efficiency A apartments 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.

This block of apartments is comprised of nine, spacious apartments.

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
- VRV Air conditioning will be installed in all rooms
- Floor central heating will be installed with a heat pump system
- All villas and apartments will have its own automation system
- Arclinea Kitchen
- High height ceilings
- Branded luxury materials for ceramics, sanitary and woodwork
- Floor to ceiling double glazed thermal windows
- Internal doors height 2.40m
- Interior design services

- Provision for EV charging station
- Gated Entrance
- Concierge Services
- Kids Playground
- Gym
- Sauna
- Yoga Lawns
- Walking Paths
- Cycling Routes
- Wastewater management
- Waste management
- Recycling

Apartment areas: 210 sqm covered areas, 45 sqm covered terraces, basement storage room 15 sqm, roof garden 5 sqm.

Project delivery: Beg 2025.

Price is subject to VAT.

Facilities

Aircondition, Central system
Parking, Covered
Childrens playground
Spa
Gated complex
Solar photovoltaic panels

Heating, Underfloor
Elevator
Gym
Storage
Solar water heater

Features

Smart home
Heart of city center
Easy access to highway
Spacious rooms
Next to green area
Entrance gate, automated
Double glazing
Quiet Area
CCTV
Luxury specifications
Near bus route

Sound insulation
Easy access to main roads
Combined kitchen and dining area
Connected to electric mains
Fitted wardrobes
Pressurized water system
Veranda, large
Granite countertops
En suite Bathroom
Modern design
Near amenities