



#5053

? Luxurious 6-Bed Villa in the Heart of Nicosia ? (Property ID: 5053)

📍 Town Center, Nicosia

€2,600,000 +VAT





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 6		 6		 744 m ²	
Type	Detached Villa				
Toilets	7				
Plot	555 m ²				
Uncovered veranda	28 m ²				
Basement	240 m ²				
Garden	350 m ²				
Status	Under construction				
Year of construction					2025
Furnished					Unfurnished
Structure					Concrete
Facade					Concrete
Communal charge frequency					Monthly
Energy efficiency rating					 A

Description

? Luxurious 6-Bed Villa in the Heart of Nicosia ? (Property ID: 5053)

Welcome to a refined masterpiece in the heart of Nicosia, a detached villa that epitomizes contemporary elegance and redefines urban living. This under-construction residence is a testament to sophistication and optimism, presenting an exceptional opportunity for those seeking the pinnacle of luxury.

? Property Overview:

- Type: Detached Villa
- Status: Under Construction
- Floors: 5
- Parking Spaces: 3
- Living Rooms: 1
- Kitchens: 1
- Bedrooms: 6
- Bathrooms: 6
- Toilets: 7
- Basement: Yes
- Furnished: Unfurnished
- Structure: Concrete



Floor plans



Basement Plan

- 240m² Covered area
- Elevator
- Stairs
- Laundry room
- Storage room
- Gym / Playroom
- Guest toilet with shower & WC
- 1 En-suite maid's room
- Parking space



1st Floor Plan

- 189m² Covered internal area
- 16m² Covered terraces
- Elevator
- Stairs
- 4 En-suite bedrooms
- 1 En-suite master bedroom with walk-in closet
- Terrace



Additional information

Facilities

Aircondition, Provision

Gated complex

Landscaped garden

Sauna

Solar water heater

Childrens playground

Gym

Parking, Covered

Solar photovoltaic panels

Storage

Elevator

Heating, Provision

Pool, Optional

Solar photovoltaic panels (provision)

Features

Alarm system (provision)

Bright

Central satellite system

Double glazing

En suite bathroom

Entrance gate, automated

Garden, large

Heart of city center

Luxury specifications

Near bus route

Pressurized water system

Veranda

Balcony

CCTV (provision)

Central sound system

Easy access to highway

En suite shower

Fitted wardrobes

Granite countertops

High ceilings

Modern design

Next to green area

Roof garden

Veranda, front

Bath

Central TV system

City view

Easy access to main roads

Entrance gate

Garden

Guest WC

Investment opportunity

Near amenities

Open plan

Spacious rooms

Veranda, large

Distances

Amenities



60 m

Airport



40 km

Public transport



400 m

Contact us



Stavroula Michail

☎ (+357) 99810880

✉ stavroulamichail.lextrus@gmail.com

