

#59048

FOR SALE



Nicosia, Nicosia - Lykabittos

95 m² Covered | 2 Bedrooms | 2 Bathrooms



Description

€305,000 +VAT

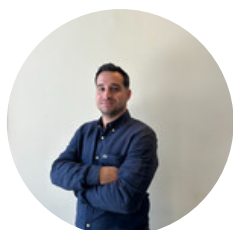
Under construction modern two bedroom apartment in a prime location in Lykabittos , Nicosia-Cyprus.

The apartment will have 95m2 of internal area plus 26m2 of covered veranda. It will also have A/C split units and provision for heating, thermal insulation, covered parking and storage room.

It will be built in an excellent location that offers a rare opportunity to own a piece of luxurious living in the heart of the capital city of Cyprus. Nestled at the end of a quite cul-de-sac, offering an idyllic and serene setting, as well as an easy access to a range of amenities including shops, schools, hospitals and other essential services, making it the perfect place to call home.

Price: 305,000 + VAT
ID: 59048

TYPE	Apartment
BEDROOMS	2
BATHROOMS	2
COVERED	95 m ²
STATUS	Under construction
YEAR OF CONSTRUCTION	2026



Christos Xydas

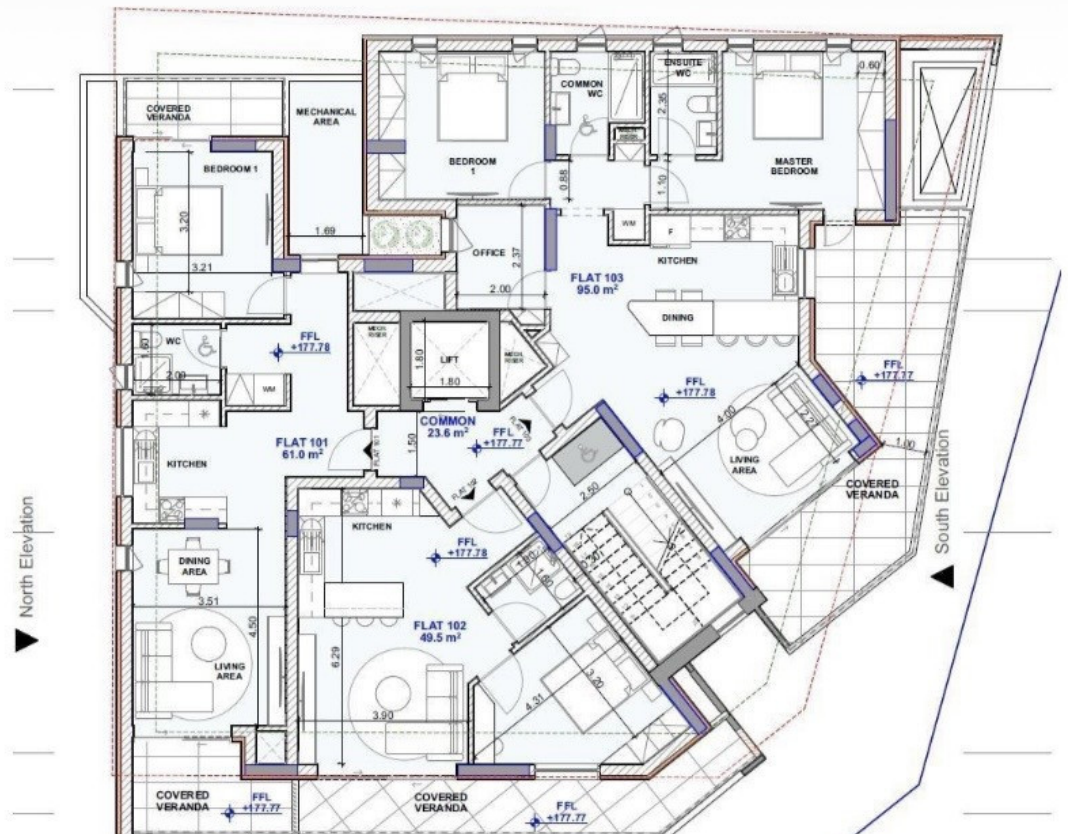
Real Estate Agent

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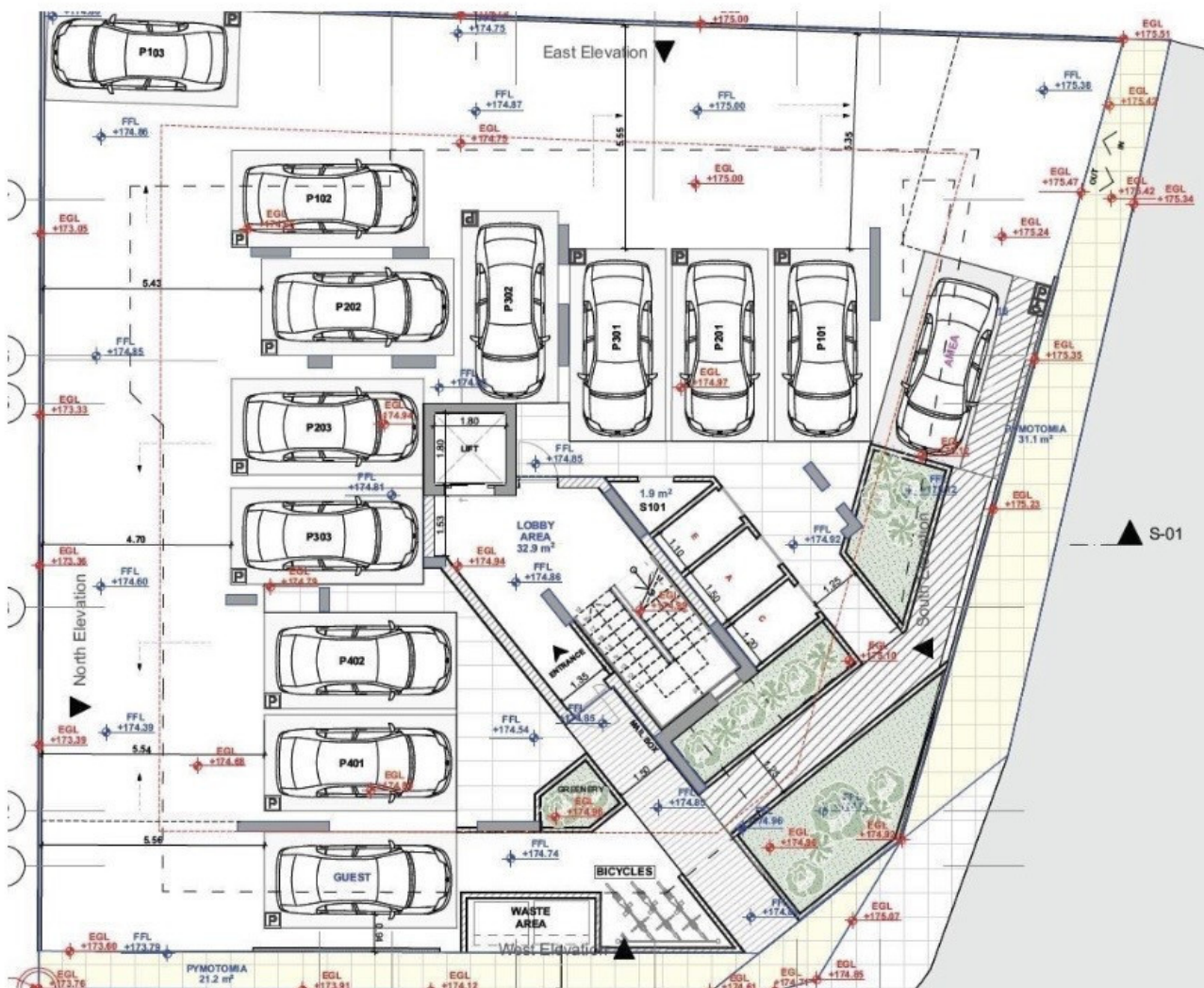


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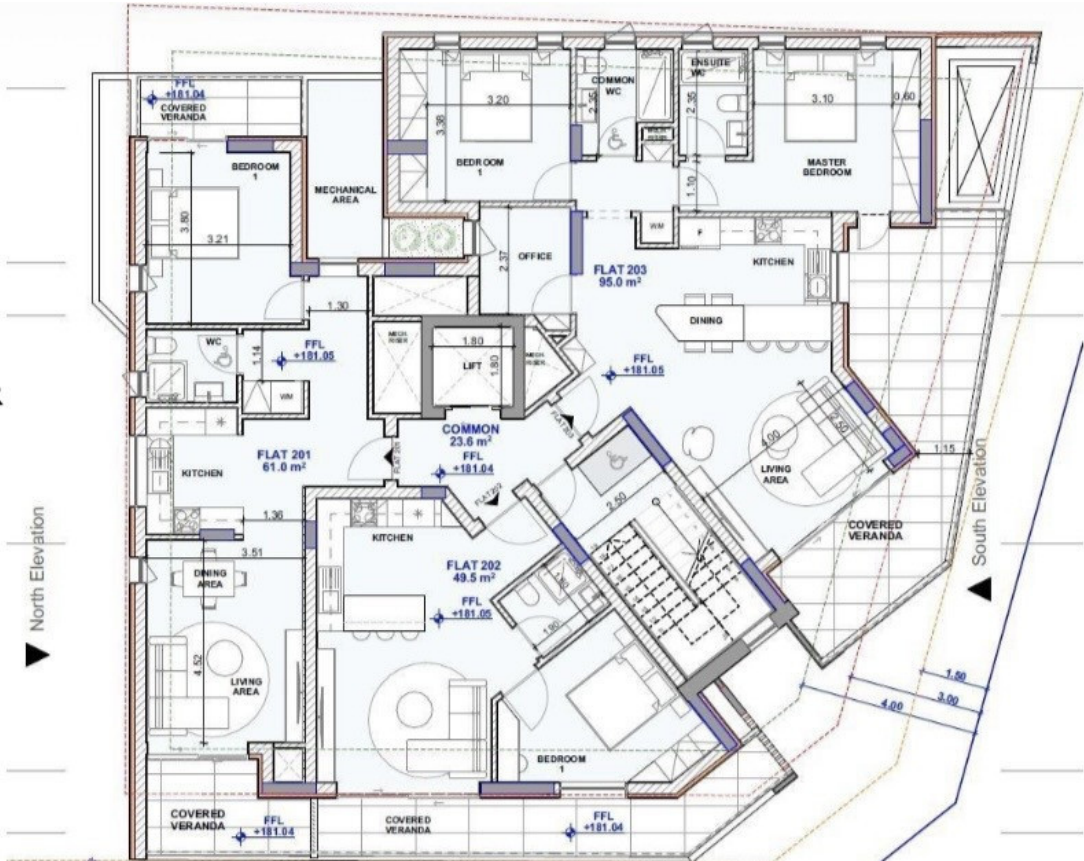
1st FLOOR



GROUND FLOOR – PARKING SPACES – STORAGE ROOMS



2nd FLOOR



North Elevation



This architectural floor plan illustrates the roof layout for Flat 401. The plan includes several key areas and features:

- Rooms and Storage:** The plan shows three bedrooms (S101, S102, S103), a bathroom (WC), a central lift, and two storage rooms (STORAGE 401 and STORAGE 402). Dimensions for these rooms are provided, such as 1.30m for the bedrooms and 2.70m x 0.15m for the storage areas.
- Roof Gardens:** Two roof gardens are depicted: ROOF GARDEN FLAT 401 and ROOF GARDEN FLAT 402. These areas are furnished with BBQs, tables, and chairs, and are bordered by low walls and landscaping.
- Structural and Utility Elements:** The plan includes solar panels, water tanks, and a central lift. A finished floor level (FFL) is marked at +190.00. Various dimensions and structural notes are scattered throughout the plan.
- Orientation and Elevation:** The plan is oriented with North at the top, indicated by a North arrow and the text "North Elevation". The right side of the plan shows the "South Elevation".

North Elevation

South Elevation