

#56340

# LUXURIOUS VILLA IN AGIOI OMOLOGITES FOR SALE

📍 Agioi Omologites, Nicosia

€3,700,000 +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

 4


Bathrooms

 5

Covered

 505 m<sup>2</sup>

Type	<b>House</b>
Toilets	<b>5</b>
Plot	<b>600 m<sup>2</sup></b>
Status	<b>Under construction</b>

Year of construction	<b>2025</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

Superb villa 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.

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



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# Additional information

## Facilities

Aircondition, Central system

Gated complex

Maid's room

Solar photovoltaic panels

Storage

Childrens playground

Gym

Parking, Covered

Solar water heater

Elevator

Heating, Underfloor

Pool, Private

Spa

## Features

Balcony

Connected to electric mains

Easy access to main roads

Fitted wardrobes

Marble flooring

Near bus route

Pressurized water system

Wooden flooring

Balcony, front

Double glazing

En suite bathroom

Granite countertops

Modern design

Next to green area

Shutters

CCTV

Easy access to highway

Entrance gate, automated

Luxury specifications

Near amenities

Open plan

Veranda, large



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