



## SUPERIOR REAL ESTATE - CYPRUS

6B Georgiou Kariou Street, Strovolos, 2014, Nicosia

Free phone (Local): 8000 8000, Tel: +357 2276 8800, Fax: +357 2276 8088

Reference No. N-1602D



### 3 BDR apartment for sale in City Centre

**EUR 550,170**

City: Nicosia	Sale type: New
Area: City Centre	Kitchen: Fitted
Type: Apartment	Furnished: No
Bedrooms: 3	Parking: Private Covered
Bathrooms: 2	Views: Street views
Pool: Private	Delivery date: 12/2008
Title deeds: No	

\* Exclusive Area \* 3 Bedrooms \* Open Plan Living Areas \* Fitted Italian Kitchen \* Utility Area \* Bathroom, Ensuite, Guest WC \* Provision for A/C \* Under Floor Heating \* Double Private Covered Parking \* Private Swimming Pool \* Excellent Finishes \* Internal covered area of 132sqm \* Covered Veranda of 28sqm \* Uncovered Veranda of 29sqm \* Garden of 160sqm \* Extra Guest Room Ensuite \* Delivery December 2008

This project is situated in an exclusive residential area of Nicosia close to restaurants, shops, schools, banks and other amenities, close to green areas and just a 3 minute drive to the centre of the capital.

The 3 bedroom ground floor apartment covers an internal area of 132sqm consisting of large open plan living areas, a fully fitted Italian kitchen, a utility area, 3 bedrooms, master being ensuite with a walk-in wardrobe, a bathroom and a guest wc. An extra guest room of approx. 22sqm is attached to the apartment! The property offers large verandas and a large garden area with a private swimming pool.

All rooms are large with ample wardrobe and storage space guaranteeing a very comfortable accommodation. The price includes many extras such as full installation of under floor heating, provision for surround system in the living areas, solid parquet flooring, Italian kitchen and wardrobes and excellent finishes throughout!

**Call +357 2276 8088 or email [nicosia@cyprus-realestate.net](mailto:nicosia@cyprus-realestate.net) for more information**

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A fantastic opportunity for an exclusive permanent residence in a unique location in the capital!  
Viewing is very highly recommended!

The V.A.T is included in the price

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