



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-2179



2 BDR penthouse for sale in City Centre

EUR 950,000

City: Nicosia
Area: City Centre
Type: Penthouse
Bedrooms: 2
Bathrooms: 3
Pool: None
Covered: 213m²

Title deeds: Yes
Sale type: Resale
Kitchen: Fully equipped
Furnished: No
Parking: Private Covered
Views: Street views

* Exclusive area * Two bedroom penthouses * Open plan living areas * Bathroom, en-suite, guest toilet * Double Glazed Throughout * Combi Blinds * Under Floor Heating Throughout * Split Air conditioning Throughout * Water Pressure system and Filtration * Solar Heating * Flagstone Tiling Inside and Out * Lightening Rod * Lift * Covered parking * Close to all amenities * Covered area 213sqm * Veranda 105sqm * Resale

This penthouse is located in one of the most expensive areas of Nicosia where you can find all the necessary amenities and easy access to all of the capital's main roads. The proper and fine design, uniqueness of the external and internal design of the development, will give the owners comfortable and functional solutions. This project is an eight storey building with 5 apartments on each floor and 2 on the 8th floor. It covers an area of 213sqm plus 105sqm verandas and consists of two bedrooms.

The main suite is fitted with mirrored wardrobes, wooden flagstone tiles and a large en-suite wet-room with rain shower. It is beautifully tiled and the ceiling is lowered with spotlights. Heated towel rail and recessed toilet cistern. Excellent quality fittings. The bedroom also has access to the kitchen balcony via a door.

The second bedroom has fitted wardrobes in wood finish, wooden flagstone tiled floor and also has an adjoining bathroom. The ceiling is also lowered with spotlights and it is fully tiled with flagstone tiles, all fittings of high quality. The toilet is also recessed.

Call +357 2276 8088 or email nicosia@cypres-realestate.net for more information

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The large sitting and dining-room are combined with flagstone tiling which opens onto a large balcony through French windows. The balcony is surrounded with aluminum wood fencing, has a sizeable BBQ, surrounding lighting, water point and electricity and television outlets. The tiling is also flagstone. A small covered balcony is off the dining area which houses the air conditioner compressors. A small guest room is situated between the kitchen and living areas, with a washbasin and recessed toilet.

The kitchen, designed by house Tec, is fitted with an Ernestomeda custom-made island and breakfast bar topped with Corian. It houses an induction hob, extractor hood, wine cooler double sink and washing machine. A wall to wall Ernestomeda pantry with sliding doors house the oven, microwave, fridge and safe. The floor is flagstone tiled. The ceiling is lowered with spotlights. The kitchen overlooks a large balcony which is accessed by sliding doors, surrounded with aluminum wood fencing and flagstone tiling. Water, electricity points and surround lighting are also featured.

All balconies are not overlooked to ensure privacy and have views of both the Kyrenia and Troodos mountain ranges.

Yearly common expenses 751.98 Euros per annum

This apartment must be viewed to be appreciated.

No Subject to V.A.T

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