

## TWO BEDROOM APARTMENTS

These 75 m<sup>2</sup>; 2+1 apartments, equipped with a Turkish title deed and slated for delivery in 2026, offer an exceptional living experience in the heart of Nicosia. The building, constructed with a reinforced concrete structure that adheres to earthquake standards, prioritizes safety and durability. Residents will enjoy a range of luxury amenities, including a rooftop swimming pool, outdoor fitness area, and dedicated barbecue and seating spaces, all accessible via a luxury elevator. The residence features a spacious corridor and hall with a wide gallery, enhancing the sense of openness. Each apartment is designed with high-end finishes, such as scratch-proof granite countertops, concealed cistern toilets, luxury tiles, ceramics, and premium wooden carpentry. Aluminum double-paned windows provide excellent insulation, while steel entrance doors ensure security. The building includes ground-floor parking, a closed and locked plumbing chimney, and a dedicated cellar room for each apartment. The smart intercom system with visual and audio features enhances security and communication. Additionally, a central TV satellite and internet system, along with an underground central reinforced concrete water tank and central booster system, provide modern conveniences. Common areas are supported by an automatically activated generator system, ensuring continuous operation of the elevator, hydrophore, and lighting in shared spaces. Each apartment is also equipped with either an electric water heater or boiler heater, providing flexibility for residents. Located centrally in Nicosia, these apartments are just a minute's walk from all essential amenities, making them an ideal choice for those seeking luxury, convenience, and comfort.





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