



Reference 1232

## New 3 bed house in Carlsberg

**€275,000**

Kalithea / Carlsberg, Nicosia

3 Bedrooms | 3 Bathrooms | 175 m<sup>2</sup> Covered

### Description

Newly built (off plan) two-storey semi-detached house in a beautiful area in Kalithea Dali.

A residential development for modern houses on large plots is located in a new popular area of Nicosia, with excellent access to the highway and the city center.

House consisting of open plan living room-sitting room-dining room-kitchen and guest toilet on the ground floor.

Large covered and uncovered terraces.

Upstairs 3 bedrooms, one of which have a private bathroom, a separate full bathroom and a large wardrobe.

Exterior large yard. front and rear with the possibility of a private pool, optional, at an additional cost.

Anti-seismic construction with a single sandal on the foundation and a reinforced concrete frame according to the Cyprus Anti-Seismic Code.

Complete application of thermal facade on the external surfaces.

Aluminum frames with high thermal and sound insulation index

Plot	269 m <sup>2</sup>
Covered veranda	20 m <sup>2</sup>
Parking spaces	2
Status	Off plan



with double glazing.

Complete installation of central under floor heating with heat pumps, separately per floor.

Hydraulic installation in pipe in pipe, with water pressure system.

Dual energy solar water heater installed.

Provision with piping for air conditioners (split units).

Installation of photovoltaic system.

The house is certified with energy efficiency index "A" according to the energy study.

An ideal choice for living , away from the hustle and bustle of the city but with easy and fast access to all directions, city center, other cities, airport ports and other services.



## Facilities

- ✓ Aircondition · Provision
  - ✓ Gated complex
  - ✓ Solar photovoltaic panels
  - ✓ Storage
  - ✓ Solar water heater
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## Features

- ✓ Guest WC
  - ✓ Kitchen appliances
  - ✓ Garden
  - ✓ Fitted wardrobes
  - ✓ Municipal water/sewage
  - ✓ Granite countertops
  - ✓ Double glazing
  - ✓ Pressurized water system
  - ✓ Connected to electric mains
  - ✓ Thermal insulation
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## Gallery



## Floor plans

