



Reference 1233

From €268,000 3 bed House in Lakatamia

**€268,000**

Lakatameia - Agia Paraskevi, Lakatameia, Nicosia

3 Bedrooms

2 Bathrooms

171 m<sup>2</sup> Covered

## Description

- ◆ 3 bedrooms
- ◆ 2 W/C
- ◆ Internal Area 164m<sup>2</sup>
- ◆ Covered Verandas 7m<sup>2</sup>
- ◆ Uncovered Verandas 17m<sup>2</sup>
- ◆ Plot 206m<sup>2</sup>
- ◆ Modern Architecture
- ◆ Energy Efficiency "A"
- ◆ Covered parking
- ◆ 2kw Photovoltaics for each apartment

NEWLY BUILT (UNDER CONSTRUCTION), COMFORTABLE SPACIOUS DETACHED HOUSE IN A QUIET AREA OF LAKATAMIA.

Earthquake construction.

Outside: courtyard-garden, double covered parking.

Indoor: Open plan living room - kitchen, spacious living room with dining area and a toilet on the ground floor plus covered terrace.

Plot	205 m <sup>2</sup>
Covered veranda	7 m <sup>2</sup>
Uncovered veranda	17 m <sup>2</sup>
Parking spaces	1
Status	Off plan



On the first floor, there are 3/bedrooms, one with en-suite bathroom and a main full bathroom.

Floors, ceramic On the inner granite staircase.

"Energy efficiency" certificate category A.

Thermal face on the external surfaces. Thermal and waterproofing on the roof.

Aluminum frames thermal and sound insulation with double glazing Solar-5mm clear.

2Kw photovoltaics.

Hydraulic. Pipes in pipe.

Quality solar water heater brand VALENTINES triple energy 200 liters.

It is located in a quiet area with easy access to the center of Nicosia and the highway.



## Facilities

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

- ✓ Granite countertops
  - ✓ Modern design
  - ✓ Pressurized water system
  - ✓ Connected to electric mains
  - ✓ Thermal insulation
  - ✓ En suite Bathroom
  - ✓ Kitchen appliances
  - ✓ Fitted wardrobes
  - ✓ Municipal water/sewage
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## Gallery



This architectural floor plan depicts a building with a complex, irregular footprint. The plan is divided into several functional areas, including a large central 'OFFICE' space, a dining area with a large table, a kitchen, and a staircase. The building is surrounded by a parking lot with several cars parked. The plan includes numerous dimensions for room sizes and overall building dimensions. Elevation markers are present throughout the plan, indicating different levels. The plan is oriented with a north arrow pointing towards the top right. The building is labeled with 'A' and 'B' at the corners, and 'K1' and 'K2' near the staircase. The plan also shows a large area of landscaping with trees and shrubs. The overall design is modern and functional, with a focus on open spaces and natural light.





