



Reference 12433

Luxury 4 bed Villa in a prime location in Latsia- Mixed Use plot

€875,000

Latsia, Nicosia

4 Bedrooms

4 Bathrooms

446 m² Covered

Description

- Total Covered Area 446m²
- Plot Area 781m²

Additional Development Potential:

- Remaining Coverage: 172 m²
- Remaining Building Density: 370 m²
- Expansion Possibility: Up to an additional 370 m² of buildable area!

- 3+1 Big Bedrooms
- 4 W/C
- 2 Shower
- 1 Bathroom
- Internal Area 331m²
- Covered Verandas 38m²
- Uncovered Verandas 118m²
- Basement room 77m²
- Garage 62m²

Plot	781 m ²
Covered veranda	38 m ²
Uncovered veranda	115 m ²
Parking spaces	4
Energy efficiency rating	A+
Year of construction	2018
Status	Resale



- Parking spaces 4
- Photovoltaic Panels 4.8KW
- Gas Heater Provisions
- Pool Provision
- Fireplace
- close to amenities
- Prime location: ideal for Business
- Energy Efficiency A+
- Plot Zone: Mixed Us

Located in a prime area, this unique high-specification residence is offered for sale. The property surrounded in a green area, providing privacy, open views, and a stunning sunset panorama.

Usage & Exploitation

- The property benefits from special use zoning with an unlimited building coefficient, allowing flexible future uses such as residential, commercial, or mixed-use. This makes it an exceptional investment opportunity.

Key Features

- Land plot: 781 sqm
- Total Covered area: 446 sqm
- Up to 3 parking spaces at street level and 1 in the basement, with provisions for electric vehicle charging
- Inverter air conditioning units in every room for optimal thermal comfort
- Fully equipped server room on the ground floor supporting all house operations (networks, automation, security cameras, etc.)

Outdoor Spaces

- Pebble stone flooring in corridors and courtyard, complemented by grass and mature trees
- A peaceful ambiance with a strong connection to nature
- Construction & Technological Infrastructure
- Thermal insulation, thermal and soundproof window frames
- Double insulation with special materials (bricks and layers) throughout the construction

Insulated roof for enhanced energy efficiency

- 4.8 kW photovoltaic system and double solar water heater
- Aluminum façade and perimeter fencing
- Complete electrical installations with provisions for automation and future upgrades

Interior Spaces

- Open-plan living and dining area with modern concealed lighting
- Double entrance adding an elegant touch
- Large windows flooding the space with natural light, all equipped



with blinds

- Minimalist design, ideal for easy customization
- Ample kitchen storage plus a separate storage room
- Guest WC on the ground floor

Bedrooms & Bathrooms

- 3 spacious bedrooms on the upper floor
- Master bedroom with en-suite bathroom featuring both shower and bathtub
- Additional bathroom with toilet servicing the other two bedrooms
- Ground floor WC for guests

Independent Basement Unit

- Fully equipped separate residence with its own entrance, kitchen, bathroom, and toilet—ideal for guests, staff, or rental purposes



Facilities

- ✓ Aircondition · Split system
 - ✓ Heating · Provision
 - ✓ Parking · Garage, double
 - ✓ Pool · Optional
 - ✓ Storage
 - ✓ Maid's room
 - ✓ Solar water heater
 - ✓ Solar photovoltaic panels
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Features

- ✓ Next to green area
 - ✓ Guest WC
 - ✓ Veranda, back
 - ✓ Veranda, front
 - ✓ Veranda, large
 - ✓ Veranda
 - ✓ Roller blinds
 - ✓ Ceramic tiles
 - ✓ CCTV
 - ✓ En suite bathroom
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Indoor fireplace
 - ✓ Guestroom
 - ✓ Office
 - ✓ Internet
 - ✓ Laundry room
 - ✓ Marble stairs
 - ✓ Kitchen appliances
 - ✓ Alarm system
 - ✓ Triple glazing
 - ✓ Open plan
 - ✓ City view
 - ✓ Irrigation system
 - ✓ Walk-in closet
 - ✓ Garden
 - ✓ Garden, large
 - ✓ Pressurized water system
 - ✓ Investment opportunity
 - ✓ Internal stairs
 - ✓ Bright
 - ✓ Balcony, back
 - ✓ Balcony, front
 - ✓ Balcony
 - ✓ Fitted wardrobes
 - ✓ Guest cloakroom
 - ✓ Utility room
 - ✓ Entrance gate
 - ✓ Under stairs storage
 - ✓ Electric car charger (provision)
 - ✓ Kitchen island
 - ✓ Entrance hall
 - ✓ Fireproof entrance doors
 - ✓ Pipe-in-pipe plumbing system
 - ✓ Energy efficient doors/windows
 - ✓ Lobby
 - ✓ Combined kitchen and dining area
 - ✓ Spacious rooms
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Sound insulation
 - ✓ Thermal insulation
 - ✓ Kitchenette
 - ✓ Separate dining area
 - ✓ Storage heaters
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Gallery





