



Reference 1247

3+1 Bed House In Kallithea In Hill With View Opposite In Green Area

€285,000

Kallithea / Carlsberg, Nicosia

4 Bedrooms

3 Bathrooms

189.7 m² Covered

Description

SOLD

- ◆ 3 Bed
- ◆ 3 W/C
- ◆ 167.70m² Internal Areas
- ◆ 22.00m² Covered Verandas
- ◆ Plot 269.00m²
- ◆ Quiet Location
- ◆ Opposite In Green Area
- ◆ In Hill With View
- ◆ Energy class A

Newly built two-storey semi-detached house in a beautiful area in Carlsberh / Kallithea areawith view and in front of Green Area

A residential development for modern houses on large plots is located in a new popular area of Nicosia, with excellent access to

Plot	269 m ²
Covered veranda	22 m ²
Parking spaces	2
Energy efficiency rating	A
Status	Off plan



the highway and the city center.

House consisting of open plan living room-sitting room-dining room-kitchen, an office 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 with double glazing.

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
 - ✓ Storage
 - ✓ Solar water heater
 - ✓ Parking · Covered
 - ✓ Gated complex
 - ✓ Solar photovoltaic panels
-

Features

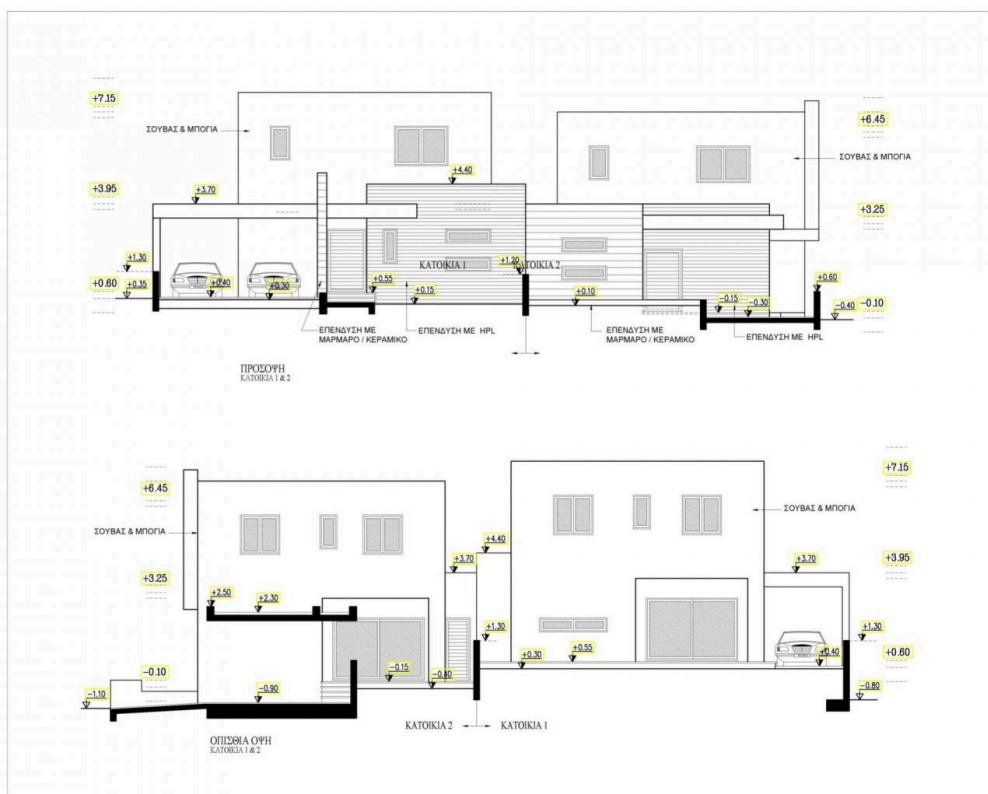
- ✓ Next to green area
 - ✓ Granite countertops
 - ✓ En suite Bathroom
 - ✓ Office
 - ✓ Double glazing
 - ✓ Pressurized water system
 - ✓ Connected to electric mains
 - ✓ Sound insulation
 - ✓ Guest WC
 - ✓ CCTV
 - ✓ Modern design
 - ✓ Kitchen appliances
 - ✓ Garden
 - ✓ Fitted wardrobes
 - ✓ Municipal water/sewage
 - ✓ Thermal insulation
-

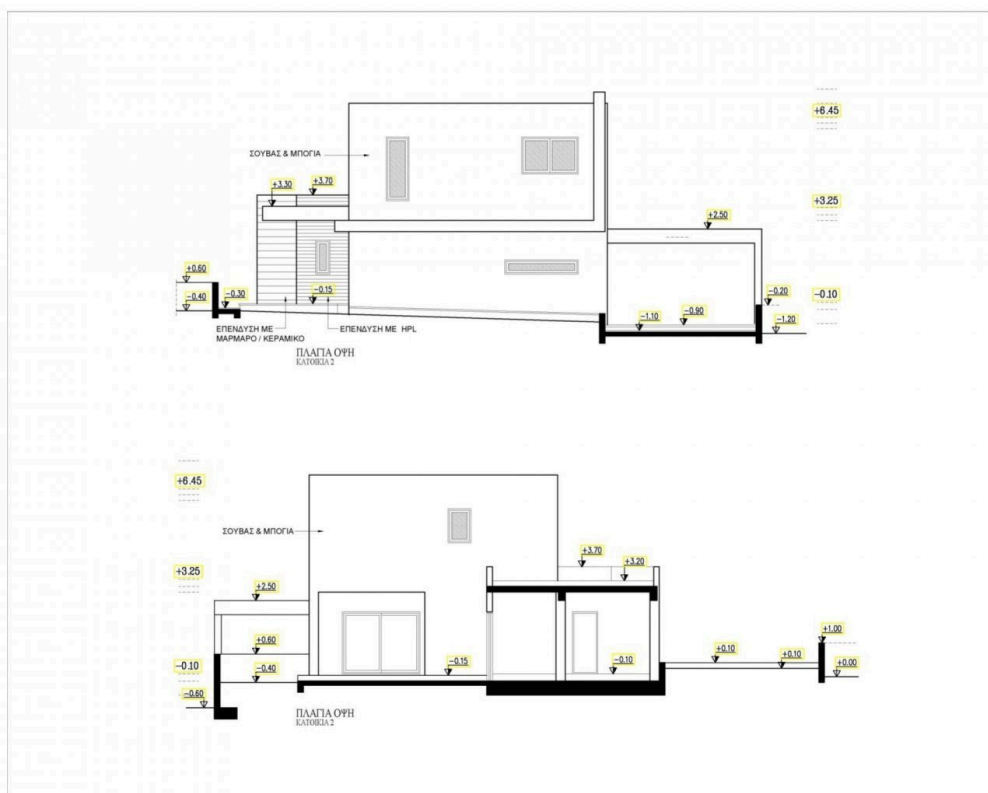
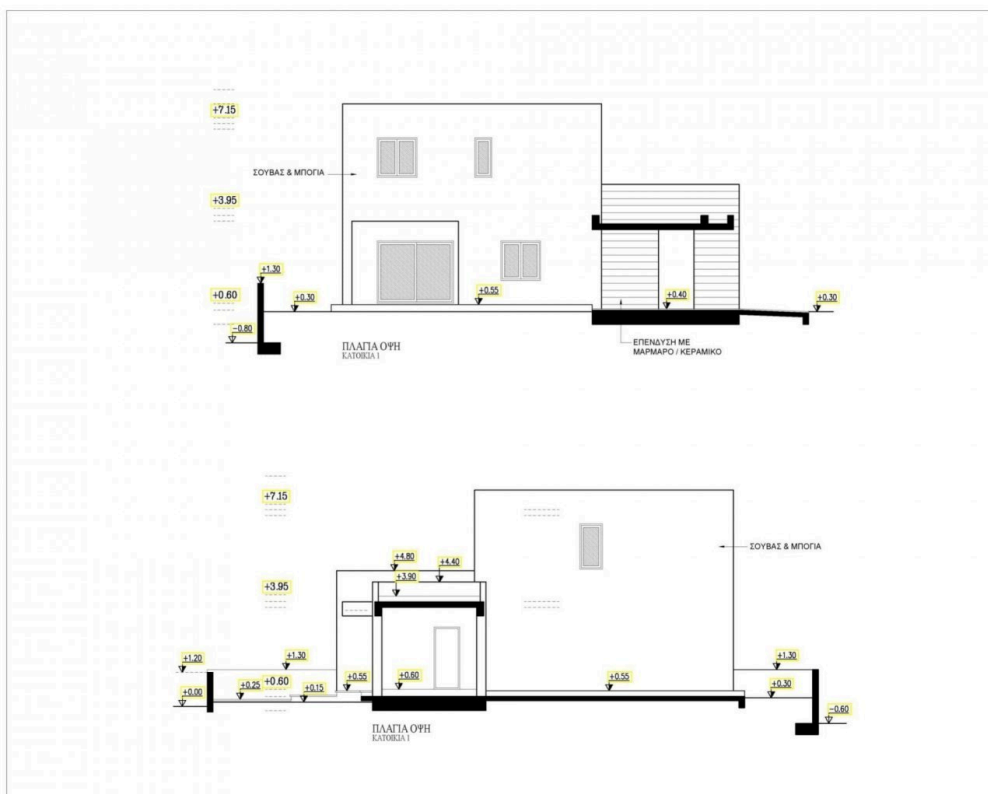
Gallery

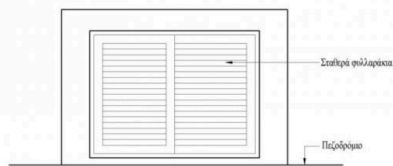




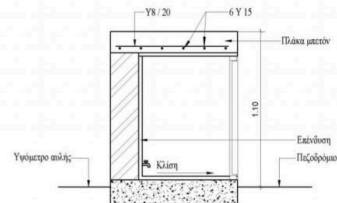
Floor plans



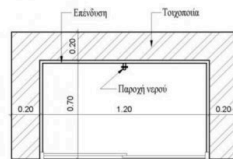




ΟΨΗ ΣΚΥΒΑΛΛΟΠΟΘΗΚΗΣ



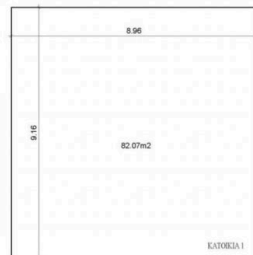
ΤΟΜΗ ΣΚΥΒΑΛΛΟΠΟΘΗΚΗΣ



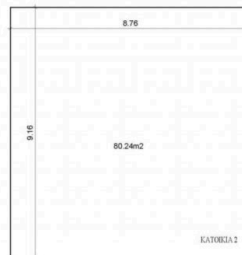
ΚΑΤΟΨΗ ΣΚΥΒΑΛΛΟΠΟΘΗΚΗΣ

ΠΑΡΑΤΗΡΗΣΕΙΣ

1. Όλη η κατασκευή να γίνει σύμφωνα με το σχέδιο εκτός αν ο μηχανικός δώσει διαφορετικές οδηγίες.
2. Να γίνει πρόβλεψη για παροχή νερού μέσα στην σκυβαλοποθήκη.
3. Εσωτερικά στις τρεις πλευρές και τον πυθμένα να γίνει επένδυση με πλακάκια πορσελάνης άσπρα .15 x .15.
4. Η πόρτα της σκυβαλοποθήκης να γίνει από αλουμίνιον άνοιχταί με φυλλοράκια σταθερά και κύρια από πασιμάνο .05 x .03.



ΕΜΒΛΟΓΡΑΜΜΑ ΟΡΟΦΟΥ
ΚΑΤΟΙΚΙΑ 1 & 2



ΚΑΤΟΙΚΙΑ 2

ΥΠΟΛΟΓΙΣΜΟΣ ΣΥΝΤΕΛΕΣΤΗ ΔΟΜΗΣΗΣ

ΚΑΤΟΙΚΙΑ 1

ΙΣΟΓΕΙΟ: $18.08 + 45.42 + 12.38 + 8.89 + 2.96 = 87.73\text{M}^2$

ΟΡΟΦΟΣ: 82.07M^2

ΚΑΛΥΜΜΕΝΕΣ ΒΕΡΑΝΤΕΣ ΙΣΟΓΕΙΟΥ:

Επιτρεπόμενες: $25\% \times 87.73 = 21.93\text{M}^2$

Προτεινόμενες: $18.65 + 2.76 = 21.41\text{M}^2$

ΕΞΑΙΡΕΣΕΙΣ: $3.77 + 15.10 = 18.87\text{M}^2$

ΔΟΜΗΣΙΜΟ ΕΜΒΑΔΟΝ: $87.73 + 82.07 + 13.05 = 182.85\text{M}^2$

$$\Sigma\Delta = 182.85 / 269 = 67.97\% < 90\%$$

ΚΑΤΟΙΚΙΑ 2

ΙΣΟΓΕΙΟ: $18.08 + 44.32 + 3.20 + 13.48 + 8.38 = 87.46\text{M}^2$

ΟΡΟΦΟΣ: 80.24M^2

ΚΑΛΥΜΜΕΝΕΣ ΒΕΡΑΝΤΕΣ ΙΣΟΓΕΙΟΥ:

Επιτρεπόμενες: $25\% \times 87.46 = 21.87\text{M}^2$

Προτεινόμενες: 17.83M^2

ΕΞΑΙΡΕΣΕΙΣ: $28.99 + 11.96 = 40.95\text{M}^2$

ΔΟΜΗΣΙΜΟ ΕΜΒΑΔΟΝ: $87.46 + 80.24 = 167.70\text{M}^2$

$$\Sigma\Delta = 167.70 / 269 = 62.34\% < 90\%$$

ΥΠΟΛΟΓΙΣΜΟΣ ΣΥΝΤΕΛΕΣΤΗ ΚΑΛΥΨΗΣ

ΚΑΤΟΙΚΙΑ 1

$87.73 + 21.41 + 28.15 = 137.29\text{M}^2 > 134.50\text{M}^2$

$$\text{ΠΚ} = 137.29 / 269 = 51.04\% < 50\% *$$

* Σύμφωνα με τις πρόνοιες της §3.5 της

Εντολής 1/2017 δύναται να εξαιρεθεί ο ισόγειος

στεγασμένος χώρος στάθμευσης

$$\rightarrow \text{ΠΚ} = 122.19 / 269 = 45.42\%$$

ΚΑΤΟΙΚΙΑ 2

$87.46 + 17.83 + 28.99 = 134.28\text{M}^2 < 134.50\text{M}^2$

$$\text{ΠΚ} = 134.28 / 269 = 49.92\% < 50\%$$



