



Reference 12604

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

**€875,000**

Latsia, Nicosia

4 Bedrooms

4 Bathrooms

446 m<sup>2</sup> Covered

## Description

- Total Covered Area 446m<sup>2</sup>
- Plot 781m<sup>2</sup>

Additional Development Potential:

- Remaining Coverage: 172 m<sup>2</sup>
- Remaining Building Density: 370 m<sup>2</sup>
- Expansion Possibility: Up to an additional 370 m<sup>2</sup> of buildable area!

- 3 big bedrooms + 1 independent (with kitchen w/c and shower)
- W/C 4
- Shower 2
- Bathroom 1
- Internal Area 331m<sup>2</sup>
- Covered Verandas 38m<sup>2</sup>
- Uncovered Verandas 118m<sup>2</sup>
- Basement room 77m<sup>2</sup>
- Garage 62m<sup>2</sup>

Plot	781 m <sup>2</sup>
Covered veranda	38 m <sup>2</sup>
Uncovered veranda	115 m <sup>2</sup>
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









