



Reference 1321

## 3 Bed Detached House in Kallithea-Carlsberg

**€460,000** +VAT

Kallithea / Carlsberg, Nicosia

3 Bedrooms | 3 Bathrooms | 186 m<sup>2</sup> Covered

### Description

- ◆ 3 Bedrooms
- ◆ 3 W/C
- ◆ Internal Area 186m<sup>2</sup>
- ◆ Covered Verandas 31m<sup>2</sup>
- ◆ Plot Area 527m<sup>2</sup>
- ◆ Energy Efficiency A
- ◆ Covered Parking Space
- ◆ Photovoltaic Panels

Plot

527 m<sup>2</sup>

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

Earthquake construction.

Outside: courtyard-garden, double covered parking.

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



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

Floors, ceramic or parquet. 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.

Photovoltaics.

Hydraulic: Pipes in pipe.

Quality solar water heater 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
  - ✓ Gated complex
  - ✓ Solar photovoltaic panels
  - ✓ Storage
  - ✓ Solar water heater
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## Features

- ✓ Guest WC
  - ✓ Fitted wardrobes
  - ✓ Municipal water/sewage
  - ✓ Granite countertops
  - ✓ Connected to electric mains
  - ✓ Thermal insulation
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## Gallery





Architectural floor plan of the first floor of a building. The plan shows a central entrance area with a staircase, a large hall, and several rooms. The rooms are labeled: "κ. υποδεσμάτο" (Reception Room), "γυμναστήριο" (Gymnasium), "υποδεσμάτο 2" (Reception Room 2), and "υποδεσμάτο 1" (Reception Room 1). There is also a "χώρος στάθμευσης" (Parking Area) with two spaces labeled P1 and P2. The plan includes various dimensions and level markers. The building is situated on a plot with a "μεταλλοθήκη" (Metal Warehouse) to the right and a "σκιβαλαποθήκη" (Crane Warehouse) at the bottom. The plan is oriented with North at the top.

