



Reference 1321

3 Bed Detached House in Kallithea-Carlsberg

€460,000 +VAT

Kallithea / Carlsberg, Nicosia

3 Bedrooms | 3 Bathrooms | 186 m² Covered

Description

??3 Bedrooms
 ??3 W/C
 ??Internal Area 186m²
 ??Covered Verandas 31m²
 ??Plot Area 527m²
 ??Energy Efficiency A
 ??Covered Parking Space
 ??Photovoltaic Panels

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.

Plot	527 m ²
Parking spaces	2
Energy efficiency rating	Exempt
Year of construction	2025
Status	Under construction



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
 - ✓ Storage
 - ✓ Gated complex
 - ✓ Solar water heater
 - ✓ Solar photovoltaic panels
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Features

- ✓ Guest WC
 - ✓ Granite countertops
 - ✓ Fitted wardrobes
 - ✓ Connected to electric mains
 - ✓ Energy efficient doors/windows
 - ✓ Municipal water/sewage
 - ✓ Thermal insulation
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Gallery





