



Reference 1334

## 4+1 Bed House In Latsia

**€350,000**

Latsia - Agios Georgios, Latsia, Nicosia

5 Bedrooms

3 Bathrooms

200 m<sup>2</sup> Covered

### Description

SOLD

- ◆ 4 bedrooms
- ◆ 1 Office
- ◆ 3 W/C
- ◆ Internal Area 200m<sup>2</sup>
- ◆ Covered Verandas 25m<sup>2</sup>
- ◆ Uncovered Verandas 3.5m<sup>2</sup>
- ◆ 2 Covered Parking Space
- ◆ Land 268m<sup>2</sup>
- ◆ Modern Architecture
- ◆ Photovoltaic Panels
- ◆ Energy Efficiency "A"

Newly built (under construction) 2 luxury two-storey semi-detached houses in a beautiful area in one of the most beautiful and developing residential areas of Latsia in Nicosia, with spacious roads and pedestrian zones, parks and green areas we construct

Plot	268 m <sup>2</sup>
Covered veranda	25 m <sup>2</sup>
Uncovered veranda	3.5 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	A
Status	Under construction



new luxurious residences.

The project combines calmness and quality life in a quiet and peaceful environment, with easy access to the motorway, just 5 minutes from the center of the capital, 25 minutes from Larnaca and 45 minutes from Limassol.

The luxury houses are designed with a contemporary look, in a prime location, they provide luxury, comfort, and functionality. Constructed with high quality standards in workmanship, top grade materials and Class A' Energy Certificate.

A modern house in 268sqm plot is located in the popular area of Latsia Nicosia, with excellent access to the highway and the city center.

House consisting of open plan living room-sitting room-dining room-kitchen and guest toilet on the ground floor.

Covered and uncovered terraces.

Upstairs 4 bedrooms, one of which have a private bathroom, a separate full bathroom and a large wardrobe.

Exterior large yard, front and rear.

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.

Provision of central under floor heating with heat pumps, separately per floor.

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 3KW.

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
- ✓

Heating · Provision
- ✓

Parking · Covered
- ✓

Storage
- ✓

Solar water heater
- ✓

Solar photovoltaic panels, Provision

Features

- ✓

Guest WC
- ✓

Modern design
- ✓

Kitchen appliances
- ✓

Connected to electric mains
- ✓

Municipal water/sewage

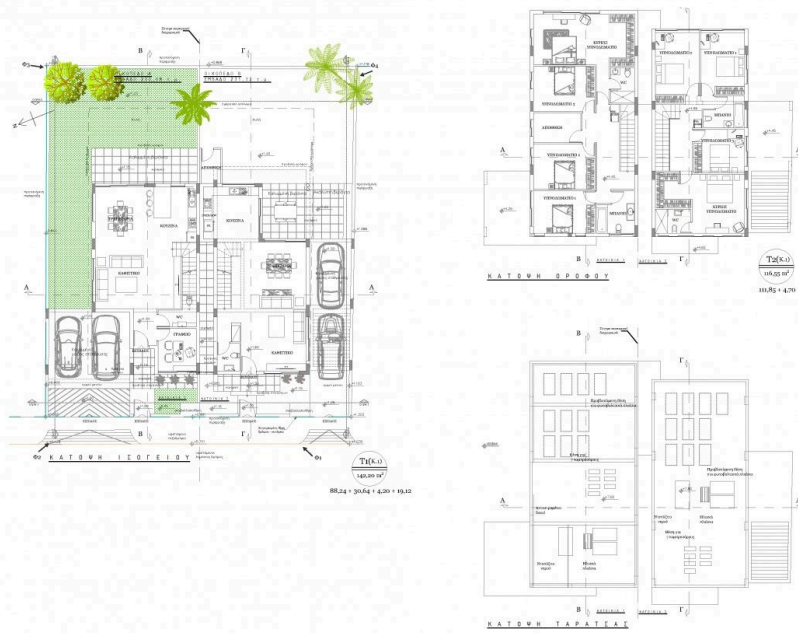
Gallery



M2)	COV.VER (M2)	UNC.VER (M2)	P
	25	3.5	
	22	13	
	25	3.5	
	22	13	



## Floor plans



ΠΡΟΣΘΗΚΕΣ - ΜΕΤΑΠΡΟΣΕ

