



Reference 1489

## 3 Bed House in Dali Pera Chorio Nisou

**€239,000**

Pera Chorio / Nisou, Nicosia

3 Bedrooms | 3 Bathrooms | 143 m<sup>2</sup> Covered

### Description

- ◆ 3 Bedrooms
- ◆ 3 W/C
- ◆ Internal Area 143m<sup>2</sup>
- ◆ Covered Parking 17.2m<sup>2</sup>
- ◆ Plot 263.10m<sup>2</sup>
- ◆ Energy Efficiency A

Plot	263.1 m <sup>2</sup>
Energy efficiency rating	A

Eligible for a Government Subsidy <http://bit.ly/3mgYKMW> up to €20,000

The house located in a quite area, near to supermarkets, schools and many other amenities and services.

The village Nisou is part of the governmental scheme of 'Housing Plan for the Rehabilitation of Mountainous and other Areas' since April 4th 2022 of the Ministry of Interior

The asset has a total internal area of 143sqm, in 263.1m<sup>2</sup> plot.



It comprises of an open plan living/dining area, kitchen with a guest toilet on the ground floor.

On the first floor situated 1 master bedroom en-suite bathroom plus 2 bedrooms and 1W/C

Externally, there is a covered parking space, and storage rooms.

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 cent



## Facilities

- ✓ Aircondition · Provision
  - ✓ Heating · Central
  - ✓ Solar water heater
  - ✓ Solar photovoltaic panels, Provision
- 

## Features

- ✓ En suite Bathroom
  - ✓ Garden
  - ✓ Pressurized water system
  - ✓ Sound insulation
  - ✓ Thermal insulation
- 

## Gallery



Floor plans

