



Reference 19003

## 3 Bedroom Villa with swimming pool near Mont Parnas in Engomi

**€1,100,000**

Egkomi, Nicosia

3 Bedrooms | 5 Bathrooms | 372 m<sup>2</sup> Covered

### Description

#### Key Features

- 3 bedrooms
- 5 bathrooms/WC
- 372m<sup>2</sup> internal covered living area
- 38m<sup>2</sup> uncovered verandas
- 50m<sup>2</sup> covered parking area
- 206m<sup>2</sup> basement area
- 679m<sup>2</sup> plot size
- service/staff room
- Extra Room on the roof for privacy
- External staircase with access from the pool to garage area where is a shower
- Stunning panoramic city views
- High-spec construction with premium-quality materials and finishes

Plot	679 m <sup>2</sup>
Uncovered veranda	38 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	Certificate expected
Year of construction	1995
Status	Resale



- Bright open-plan living and dining spaces with abundant natural light
- Elegant feature fireplace
- Private swimming pool with surrounding terrace
- Dedicated cinema room
- Separate laundry room and additional storage space
- Excellent location with easy access to the city centre

Lovingly maintained throughout the years, this distinctive residence offers exceptional potential for modernization, presenting the perfect opportunity to blend timeless architectural character with contemporary luxury living.

In the house there is a striking internal staircase effortlessly connects every level, enhancing both functionality and the natural flow of the residence.

The outdoor spaces have been thoughtfully designed to provide privacy, comfort, and relaxation, featuring beautifully landscaped tiered gardens, mature ornamental greenery, and a private swimming pool that creates a serene setting for entertaining or quiet leisure.

Inside, the home immediately impresses with its dramatic double-height entrance and bright, open living spaces. Expansive windows flood the interiors with natural light, while elegant curves and contemporary architectural lines add a refined sense of style. The spacious open-plan layout extends into a sleek modern kitchen fitted with quality finishes, generous cabinetry, and ample workspace, perfectly suited for both everyday living and hosting guests.



## Facilities

- ✓ Aircondition · Split system
  - ✓ Heating · Central
  - ✓ Parking · Garage
  - ✓ Pool · Private
  - ✓ Storage
  - ✓ Maid's room
  - ✓ Solar water heater
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## Features

- ✓ Quiet area
  - ✓ En suite bathroom
  - ✓ En suite shower
  - ✓ Near amenities
  - ✓ Laundry room
  - ✓ Walk-in closet
  - ✓ Pressurized water system
  - ✓ Bright
  - ✓ Spiral staircase
  - ✓ Connected to electric mains
  - ✓ Floor-to-ceiling windows
  - ✓ Pool view
  - ✓ Elevated
  - ✓ Easy access to main roads
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## Gallery









