



Reference 2104

## Luxury 4+1 Bed House in GSP Area

**€1,550,000 +VAT**

GSP Area, Nicosia

4 Bedrooms | 4 Bathrooms | 347 m<sup>2</sup> Covered

### Description

- ??4+1 Bedrooms
- ??4 W/C
- ??Internal Areas 313m<sup>2</sup>
- ??Covered Veranda 34m<sup>2</sup>
- ??Plot 681m<sup>2</sup>
- ??Modern design
- ??Large garden
- ??Quiet Location
- ??Swimming Pool (Overflow, 14m x 3m)
- ??Covered Garage
- ??Underfloor Heating
- ??Barbeque area
- ??Automatic Electric Shading
- ?? Fireplace
- ?? Access Control
- ?? Solid wood wooden floor
- ?? Smart house provisions
- ?? Solar Panels (5kw)

Plot	681 m <sup>2</sup>
Covered veranda	34 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	A



??Covered garage  
?? Provision for Basement

Welcome to this stunning luxury house for sale located in the peaceful and sought-after GSP area. This modern, spacious and luxurious property offers 4+1 bedrooms, 4 W/C, and a total internal area of 334m<sup>2</sup>, making it the perfect family home.

As you enter, you will be immediately impressed by the stylish and contemporary design that runs throughout the house. The large living areas are ideal for entertaining and relaxing, with an abundance of natural light flooding in. The solid wood wooden floor and fireplace add a warm and welcoming feel to the space.

The property sits on a generous plot of 705m<sup>2</sup>, providing ample space for a large garden, perfect for outdoor activities and gatherings. The covered veranda of 50m<sup>2</sup> is the perfect spot for enjoying a cup of coffee in the morning or a glass of wine in the evening while overlooking the beautiful garden and swimming pool.

Speaking of the pool, the overflow swimming pool measures 14m x 3m, and it's perfect for relaxing and cooling off during the hot summer months. The barbeque area is perfect for hosting summer parties and family gatherings, while the automatic electric shading ensures maximum comfort.

Other features of this luxurious property include underfloor heating, smart house provisions, access control, and solar panels providing 5kw. The covered garage ensures that your vehicle is safe and secure, while the access control system provides peace of mind.

This property is situated in a quiet location, offering privacy and tranquility while still being within easy reach of all the amenities that the area has to offer. Don't miss the opportunity to own this stunning home that ticks all the boxes.



## Facilities

- ✓ Aircondition · Split system
  - ✓ Heating · Underfloor
  - ✓ Parking · Covered
  - ✓ Pool · Private
  - ✓ Storage
  - ✓ Maid's room
  - ✓ Solar water heater
  - ✓ Solar photovoltaic panels
- 

## Features

- ✓ Guest WC
  - ✓ Barbeque
  - ✓ En suite bathroom
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Indoor fireplace
  - ✓ Office
  - ✓ Laundry room
  - ✓ Alarm system
  - ✓ Double glazing
  - ✓ Garden
  - ✓ Pressurized water system
  - ✓ Shutters, electric
  - ✓ Connected to electric mains
  - ✓ Municipal water/sewage
  - ✓ Thermal insulation
  - ✓ Smart home automation
- 

## Gallery



