

Reference 2438

## 4 Bed Luxury Villa in Egkomi, Nicosia

# €895,000 €1,150,000

607 m<sup>2</sup>

50 m<sup>2</sup>

7 m<sup>2</sup>

2

С

2011

Resale

Egkomi, Nicosia	4 Bedrooms	3 Bathrooms	337 m <sup>2</sup> Covered

Plot

Status

Covered veranda

Parking spaces

Uncovered veranda

Energy efficiency rating

Year of construction

#### Description

?? Internal Areas 337m2
?? Covered Verandas 50m2
?? Uncovered Verandas 7m2
?? Landlot Area 607m2
?? Basement 190m2
?? 4 Bedroom
?? 3 Bathroom
?? 3 W/C
?? Swimming Pool (Private)
?? Underfloor Heating
?? Underground Parking

This stunning property is a four-bedroom detached villa located in Egkomi, Nicosia, a residential area that enjoys great accessibility towards the city centre. The villa is situated 750m southwest of the Mall of Egkomi, where you can find a variety of shops, restaurants, and entertainment options.





The villa has an area of 337sqm and features a spacious living room, a dining room, an office, a guest toilet, a kitchen and sitting area on the ground floor. The second floor consists of four ensuite bedrooms (one of them with a walk-in closet and a hot tub), a small kitchen and laundry room. It also boasts a classic style with elegant furnishings, ornate details, luxurious wallpapers, and chic chandeliers.

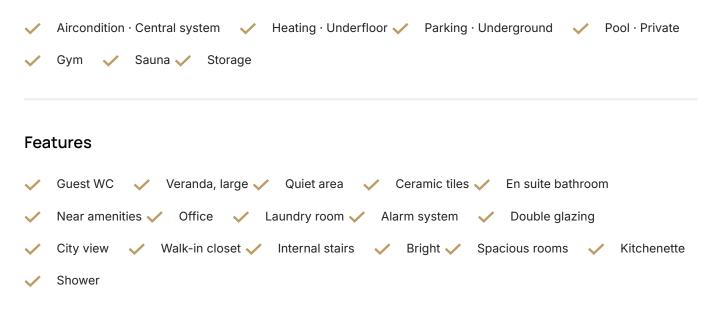
The villa also has a basement of 190sqm accessible via both an internal and an external staircase. It consists of an office, gym area, a cellar, two storage rooms, a bathroom, sauna with changing room and a laundry room. The basement offers plenty of space for recreation and relaxation. It is also equipped with double glazed windows, a swimming pool, a fireplace, VRV type air condition, underfloor heating and central security system.

The Property falls within planning zone K $\alpha$ 6 with building density coefficient of 90%, coverage coefficient of 50%, in 2 floors and a maximum height of 8.3/10m and is ideal for those who are looking for a second home that combines comfort, elegance, and convenience in one of the most desirable locations in Nicosia.





#### Facilities



### Gallery















































