



Reference 2438

## 4 Bed Luxury Villa in Egkomi, Nicosia

**€895,000** €1,150,000

Egkomi, Nicosia

4 Bedrooms | 3 Bathrooms | 337 m<sup>2</sup> Covered

### Description

- Internal Areas 337m<sup>2</sup>
- Covered Verandas 50m<sup>2</sup>
- Uncovered Verandas 7m<sup>2</sup>
- Landlot Area 607m<sup>2</sup>
- Basement 190m<sup>2</sup>
- 4 Bedroom
- 3 Bathroom
- 3 W/C
- Swimming Pool (Private)
- Underfloor Heating
- Underground Parking

Plot	607 m <sup>2</sup>
Covered veranda	50 m <sup>2</sup>
Uncovered veranda	7 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	C
Year of construction	2011
Status	Resale

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 en-suite 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 Ka6 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

- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Underground
  - ✓ Pool · Private
  - ✓ Gym
  - ✓ Sauna
  - ✓ Storage
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## Features

- ✓ Guest WC
  - ✓ Veranda, large
  - ✓ Quiet area
  - ✓ Ceramic tiles
  - ✓ En suite bathroom
  - ✓ Near amenities
  - ✓ Office
  - ✓ Laundry room
  - ✓ Alarm system
  - ✓ Double glazing
  - ✓ City view
  - ✓ Walk-in closet
  - ✓ Internal stairs
  - ✓ Bright
  - ✓ Spacious rooms
  - ✓ Kitchenette
  - ✓ Shower
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## Gallery









