



Reference 2438

4 Bed Luxury Villa in Egkomi, Nicosia

€895,000 ~~€1,150,000~~

Egkomi, Nicosia

4 Bedrooms | 3 Bathrooms | 337 m² Covered

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

Plot	607 m ²
Covered veranda	50 m ²
Uncovered veranda	7 m ²
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 Kα6 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





