



Reference 2872

## 4 Bed Luxury Villa in Latsia, Nicosia near G.S.P Stadium

**€600,000**

Latsia, Nicosia

4 Bedrooms | 2 Bathrooms | 233 m<sup>2</sup> Covered

### Description

- ◆ 4 Bedroom
- ◆ 3 W/C
- ◆ Internal Areas 233m<sup>2</sup>
- ◆ Landlot Area 535m<sup>2</sup>
- ◆ Verandas 52m<sup>2</sup>
- ◆ Photovoltaic Panels Provision
- ◆ 1 Living Room
- ◆ 1 Kitchen
- ◆ Large Back Yard
- ◆ 2x Covered Parking
- ◆ NO VAT

An elegant four-bedroom villa, concrete framed and clad with yellow limestone, located in a beautiful neighborhood of Latsia near GSP Stadium,

This luxury property stands alone in a full plot, and has a wonderful backside garden with enough space to install a

|                          |                    |
|--------------------------|--------------------|
| Plot                     | 535 m <sup>2</sup> |
| Covered veranda          | 52 m <sup>2</sup>  |
| Parking spaces           | 2                  |
| Energy efficiency rating | B+                 |
| Status                   | Resale             |



swimming pool and barbeque amenities in the future.

Spacious open-plan interiors for the ground floor with the option for further separation, the area also includes a laundry/kitchenette and guest toilet.

The bedrooms upstairs are comfortable and the floor offers a shower room in the master bedroom and a family bathroom for the remaining three bedrooms.

This is a beautiful family home to consider if you are looking into good school districts, easy access to the motorway and fast entrance to the main city.

Because building permits were issued under an older status quo the property is exempted from VAT.



## Facilities

- ✓ Aircondition · Provision
  - ✓ Heating · Central, Independent
  - ✓ Parking · Covered
  - ✓ Pool · Optional
  - ✓ Solar water heater
  - ✓ Solar photovoltaic panels, Provision
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## Features

- ✓ Guest WC
  - ✓ Tile flooring
  - ✓ Ceramic tiles
  - ✓ En suite Bathroom
  - ✓ Luxury specifications
  - ✓ Near amenities
  - ✓ Double glazing
  - ✓ City view
  - ✓ Garden, large
  - ✓ Bright
  - ✓ Balcony, back
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Thermal insulation
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## Gallery











Floor plans

