



Reference 3145

6 Bed Detached Villa with swimming pool and an Attic in **€425,000** €450,000  
Tseri, Nicosia

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6 Bedrooms | 3 Bathrooms | 354 m<sup>2</sup> Covered

## Description

- ◆ 6 Bedroom
- ◆ 4 W/C
- ◆ Internal Areas 354m<sup>2</sup>
- ◆ Landlot Area 557m<sup>2</sup>
- ◆ Covered Verandas 22m<sup>2</sup>
- ◆ Uncovered Verandas 29m<sup>2</sup>
- ◆ Private Swimming Pool
- ◆ Fireplace
- ◆ 2 Living Room
- ◆ 3 Kitchen
- ◆ Attic
- ◆ 2x Parking
- ◆ Year 2006

Plot	557 m <sup>2</sup>
Covered veranda	22 m <sup>2</sup>
Uncovered veranda	29 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	Certificate expected
Year of Construction	2006
Status	Resale

This two-storey Detached Villa with a swimming pool and an attic is situated in Tseri, Nicosia in a very well pointed location near amenities and an easy access to nicosia-limassol highway.



The ground floor consists of an open plan sitting - dining and kitchen area, a kitchenette, an en-suite bedroom, an office room, a guests' toilet, a laundry room, a fireplace area and an internal staircase which leads to the upper floor.

Additionally, the property offers a lift which leads from the ground floor to the first floor.

The upper floor consists of a kitchenette, a family bathroom and five bedrooms of which the master bedroom is en-suite with a walk-in closet.

Externally the house has a swimming pool, covered and uncovered verandas, covered parking area for 2 cars, a spacious yard, a storage area and boiler room.

The property falls within Zone Kα6, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (10m) of construction.



## Facilities

- ✓ Aircondition · Split system
  - ✓ Heating · Central, Independent
  - ✓ Parking · Garage, double
  - ✓ Pool · Private
  - ✓ Indoor pool · Private
  - ✓ Storage
  - ✓ Solar water heater
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## Features

- ✓ Guest WC
  - ✓ Veranda
  - ✓ Tile flooring
  - ✓ Parquet flooring
  - ✓ Barbeque
  - ✓ En suite Bathroom
  - ✓ Near amenities
  - ✓ Indoor Fireplace
  - ✓ Double glazing
  - ✓ City view
  - ✓ Walk-in closet
  - ✓ Garden
  - ✓ Internal stairs
  - ✓ Bright
  - ✓ Balcony
  - ✓ Combined kitchen and dining area
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Kitchenette
  - ✓ Shower
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## Gallery





















