



## Luxury Villa, Kokkinotrimithia, Nicosia

Kokkinotrimithia, Nicosia, Cyprus Provinces

**Villa**  
**€800,000**

\* Not Subject to VAT

DP00783/DRE\_2023

## Description

The asset is a Luxury Villa in a plot of 494 sqm located in Kokkinotrimithia, of Nicosia District. The unit has 250 sqm Internal area including a 12 sqm Ensuite Attic room, plus 21 sqm Covered Verandas. On the Ground Floor the property is arranged in an open-plan area as a living room and a dining room with a fireplace, the kitchen and a guest toilet. On the first floor there are three En-suite bedrooms, an office and one main bathroom. Further more the property has a swimming pool in a garden of 150 sqm. It features high quality parquet floors, underfloor petrol central heating, VRV air-conditioning through out the house, double glazed windows with aluminium shutters, security entrance door, audio surround system, home cinema, alarm system, while it also benefits from exclusive use of a water drilling system. It has two [2 ] covered parking space(s) and a small storage room at the Basement. Further more there are Photovoltaics that safe up to 90% of the Electricity Use. The villa is c. 10 minutes drive from Nicosia Mall and c. 1 km from Kokkinotrimithia high school. The immediate area is characterised by many high quality Residential developments and many vacant Residential plots. It is offered Fully Furnished with all Electrical Appliances.

 Internal Area 250m<sup>2</sup>

 Floor: GF

 Bathrooms: 4

 Covered Verandas: 21 m<sup>2</sup>

 Parking Spaces: 2

 Uncovered Verandas 50 m<sup>2</sup>



## Property Details

Air Conditioning	Yes	Guestroom	Yes	Spa	-
Alarm System	Yes	Basement	Yes	Solar Heater	Yes
Ensuite Toilet	Yes	Dining Room	Yes	Photovoltaic System	-
Jacuzzi	Yes	Barbeque Area	Yes	Garden	Yes
Central Heating	-	Showroom	-	Near Beach	-
Fireplace	Yes	Raised Floor	-	Near Public Park	-
Barbeque Area	Yes	Storage room	Yes	City View	-
Swimming Pool	Yes	Shower	-	Countryside	Yes
Double Glaze Windows	Yes	Gym	-		
Roof Garden	-	Kitchen	Yes		

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