



Seven Bedroom Villa In Latsia, Nicosia

Latsia (Lakkia), Nicosia, Cyprus Provinces



DELFI
PROPERTIES

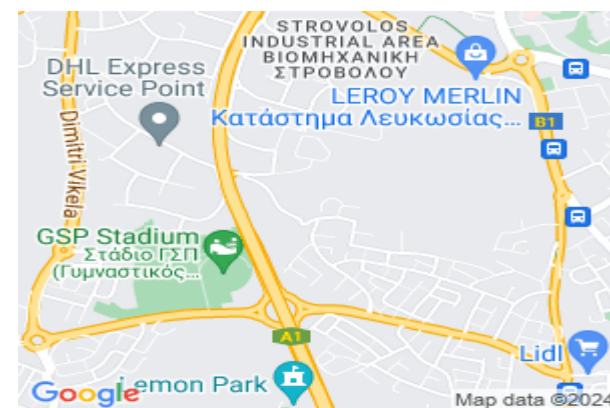
Villa
€3,250,000

* Subject to VAT

DP-CY14526/DRE_5426

Description

7 Bedrooms/10 Bathrooms **1034 Sq Mt /11,130 Sq Ft Internal Area** **594 Sq Mt/6,394 Sq Ft Covered Area** **638 Sq Mt /6,867 Sq Ft Roof Garden Area** **256 Sq Mt /2,756 Sq Ft Total Living Areas** **1034 Sq Mt /11,130 Sq Ft Plot Area** **598 Sq. Mt/6,437 Sq Ft** This unique home is not an ordinary design! Finished in the summer of 2023 by renowned architect Rafal Porcycki, this 3 level architectural masterpiece aims at offering the ultimate luxury living experience while maintaining an earthy and cozy "feel." Each level has at least one bedroom and two bathrooms along with large living space making this home extremely accommodating and versatile towards different family and guest needs. Privacy on each floor is of utmost importance. Ground Floor Upon entering the house at ground floor level you are faced with a grand welcome! The 2 meter wide fire place is in sight at the far end (23 meter beam). The surrounding windows on every side provide constant views to the surrounding garden. The ground floor encompasses an open plan living room and designer kitchen area that opens up to an 80 square meter covered balcony with built in furniture and a fire pit. This makes the reception area gigantic and grand (200 sq. meters in total) while at the same time maintaining a warm feel and offering a surrounding view through the multiple window openings of this intelligent space. Right at the entrance in the hallway the two ground floor master suites are interestingly hidden. Each of these master suites opens to a small private garden and is conveniently located near the entrance of the house. Basement Moving to the basement you will find a large living/cinema room ideal for the occupants of the lower level. There you will also find a large laundry room with a kitchenette and a guest bathroom. The basement offers the ultimate privacy experience of the house. The corner master bedroom opens to a high wall surrounding balcony and boasts an external view bathroom. there is an additional en suite bedroom right next to the master bedroom. On the other side of the living/cinema room you will find an additional en suite bedroom ideal for guests. As you exit the basement level into the luxurious parking space to the right you will find the maids room. The parking is large enough to park 4 cars and has a Tesla charging station. Roof Garden Welcome to your homes breathtaking roof garden!The total space was designed to offer luxury outdoor living at its best. Most of the area is covered with perforated designer PVC panels attached to an imposing modern structure. Even on the hottest summer days you will still be able to enjoy outdoor living at your designer overflowing pool. The roof garden has a proper roof master suite with magical views of the pool. The 256 square meter roof garden is the ideal space for parties, gatherings and barbecues. The level of detail and lighting all around the house is spectacular but on the roof garden its on another level. The use of warm high power LEDs offers a unique and unparalleled night experience. The property is located at what may well be the best dead end plot in Nicosia. A circular almost private road that leads to an uphill oversized cul de sac which provides exclusive access to the house. The surrounding green area ensures absolute privacy. The house is ideally located 7 minutes from Nicosia center and right near the highway at Latsia level for quick access to all cities avoiding city traffic. Schools, major supermarkets and all other facilities within 2-3 km.



 Internal Area 594m²

 Floor: N/A

 Bathrooms: 10

 Covered Verandas: 638 m²

 Parking Spaces: 2023

 Furnished: No

 Energy Class: A



Property Details

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

Disclaimer

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FIND OUT MORE: 80070008 **CYPRUS Nicosia Office:** 1st & 2nd Floor, 20 Katsoni Str. & Kyriakou Matsi Ave.1082, Nicosia, Cyprus | **Email:** info@delfiproperties.com.cy **CYPRUS Paphos Office:** 9, Achepans 2 , Anavargos 8026 Paphos, Cyprus | Tel.: +357 26 010574 | **Email:** accounts@delfiproperties.com, info@delfiproperties.com.cy | **Website:** www.delfiproperties.com.cy