


# Four Bedroom Detached House in Politiko, Nicosia in Politiko, Nicosia

## Politiko, Nicosia House

Price

## €365,000

* Subject to VAT



# Description

The property is a four-bedroom detached house forming part of a small development of only three residences, situated in a quiet, newly developed residential area in the historic village of Politiko, Nicosia. The property is set on a plot of approximately 481sq.m. and offers a total area of approximately 137.5sq.m., including 107.8sq.m. of internal area and 29.7sq.m. of uncovered verandas. The ground floor comprises an open-plan living, dining and kitchen area, an office or guest bedroom with an en-suite bathroom, and a guest WC. The first floor consists of three bedrooms, including a master bedroom with en-suite facilities, a family bathroom and a dedicated laundry room. The property benefits from a spacious elevated veranda, with a concrete staircase leading to a generous private lawn surrounded by mature privacy hedges. The outdoor areas provide a private and tranquil setting suitable for relaxation, family activities and outdoor entertaining. Additional features include covered parking, air-conditioning units in all rooms, central heating, kitchen electrical appliances, a 24-hour CCTV security system, an electric entrance gate, Wi-Fi access points, Ethernet and TV provisions in the bedrooms, and a 4kVA photovoltaic system. The property is located close to shops, schools and essential services, while also being within walking distance of the village squares, historic centre and local landmarks. It offers convenient access to the surrounding areas while being situated in a peaceful residential setting.

## MAIN FEATURES:

**Internal area**
481m$^2$

**Bathrooms**
3

**Covered Verandas**
N/A m$^2$

**Floor**
N/A

**Parking Spaces**
1

**Furnished**
Yes

**Energy Class**
Under Issuance



# Property Details

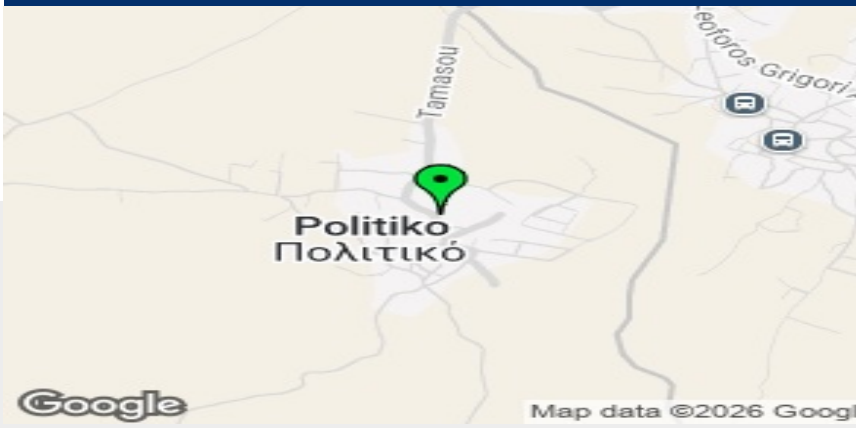
| | | | | |
|---|---|---|---|---|
| ○ Air Conditioning | ○ Fireplace | ○ Guestroom | ○ Storage room | ○ Solar Heater |
| ○ Alarm System | ○ Barbeque Area | ○ Basement | ○ Shower | ○ Photovoltaic System |
| ○ Ensuite Toilet | ○ Swimming Pool | ✓ Dining Room | ○ Gym | ○ Garden |
| ○ Jacuzzi | ○ Double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





# Modern Home
# For Modern Life

Location:





## Get In Touch


27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

delfiproperties.com.cy

info@delfiproperties.com.cy

80070008

+357 22 000093


## Disclaimer


Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.