



**EXCLUSIVE  
PROPERTIES**

**Exclusive Properties**

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## VILLA IN NISOU NIC00454

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nisou, صررق, ايسوقين

A well planned comfortable residential home in the midst by green orchards and just 10 minutes from the centre of Nicosia – 20 minutes from Larnaca airport and from the sea.

The house which is just 8 year old and has been occupied by one person comprises 4 bedrooms all with en suite. The main bedroom has Jacuzzi. A very large and comfortable loft of around 70 square meters makes an excellent Hobby or playroom or can also accommodate extra guests as it also has a shower room.

The ground floor comprises of large family kitchen with sitting area, a large separate dining room, large lounge with a fire place and office which is accessible from the main house or directly from outside giving perfect privacy to the occupants of the house but also to visiting business associates.

Next to the Kitchen is the maids' room with en suite facilities. This room is accessible from the kitchen and from the outside.

A utility room and garage for two large cars more or less covers the covered area of the house.

The ground floor has covered verandas all around the house whilst the one outside the kitchen area also houses a barbeque.

The floors are covered with high quality laminate throughout. The kitchen and bathrooms are covered with ceramic.

The house which is situated in 1979 sq meter of land is enclosed by a barbed wire fence. The entrance of the land is protected with an electric gate operated from the gate but also from the inside of the house. A camera gives full view of visitors.

Designs for swimming pool installation are available as well as and there are plans for a landscaped garden to be planted.

The size of the house is 470 square meters. The covered verandas are 120 square meters.

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## لي صافات الي ف - لزنم

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ة قيديح | ي طغم ب أرم - جارك | ل م اك ل اب زه جم خ ب ط م | ي ز ك ر م ءاوه في ك ت | ن و ك ل ب \_ ه فرش

## رعس ل

ع ي ب ل رعس:

800000€

## تامس

### ماع

4: فرغ ل | م ي ل س ت ل ة ل ا ح | ع ي ب ه د ا ع: ة ل ا ح ل

2: ت ا ي ض ر أ | 4: ي ل خ ا د ض ا ح ر م | 4: ص ي ح ا ر م ل

470 sq.m: ه اطغم قطانم | 120 sq.m: ه اطغم هفرش

2009: ا ن ب ل م ا ع

## تازي م ل

### ي ل خ ا د ل

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ه ا ي م ل ا ط غ ض م ا ط ن | ن ي ز خ ت ه ف ر غ | ب ت ك م ه ف ر غ | ب ا ع ل ا ة ف ر غ | ح و ت ف م خ ب ط م | ت ا م د ا خ ل ل ة ف ر غ

### ج ر ا خ ل

ەقىدح | بآرم - جارك | ىطغم بآرم - جارك | ءاوش تازىهجت

# Images

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