



## D- EXCEPTIONAL HOUSES IN GSP AREA FOR SALE

📍 Nicosia, Lakatamia

#52287





ΠΡΟΣΟΧΗ/  
ATTENTION

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<b>Price</b>	€595,000 +VAT	<b>Type</b>	House
<b>Bedrooms</b>	3	<b>Bathrooms</b>	2
<b>Covered</b>	188 m <sup>2</sup>	<b>Covered veranda</b>	27 m <sup>2</sup>
<b>Uncovered veranda</b>	16 m <sup>2</sup>	<b>Plot</b>	375 m <sup>2</sup>
<b>Year of Construction</b>	2024	<b>Title deed</b>	Yes
<b>Status</b>	Under construction	<b>Energy efficiency rating</b>	A
<b>Floor</b>	Ground floor / 2	<b>Area</b>	Nicosia, Lakatamia

## Description

The residential complex is located at a privileged neighbourhood of the GSP stadium area, with easy access to the motorway. It takes just a few minutes to drive to the city of Nicosia, or to access the motorway leading to Larnaca or Limassol.

The residences are designed in a way that serves the multiple needs of daily cohabitation. The living room, dining room, kitchen and a guest room are located at the spacious ground floor.

An impressive staircase with a special sculptural form, leads to the upper floor where the three bedrooms can be found, each with its own en suite bathroom. Another interesting element of the architectural proposal is the six meters high opening around the staircase, which is an impressive design aspect.

Outside, there are two covered parking spaces along with an auxiliary building which can be used as a service/maid's room. Spacious gardens and a swimming pool (provision) are two additional elements within the house plot.

Every aspect of the project reflects the philosophy of a good quality of life. Clean design lines conform with contemporary architectural philosophy: space comfort, functionality and environmentally friendly construction solutions.

VAT not included in the price.

## Facilities

Aircondition, Provision

Parking, Covered

Solar water heater

Heating, Central, Electric

Storage

Solar photovoltaic panels

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## Features

Easy access to main roads

Spacious rooms

Fitted wardrobes

Double glazing

Granite countertops

En suite Shower

Jacuzzi

Easy access to highway

Connected to electric mains

Shutters, electric

Veranda

CCTV

Near amenities