

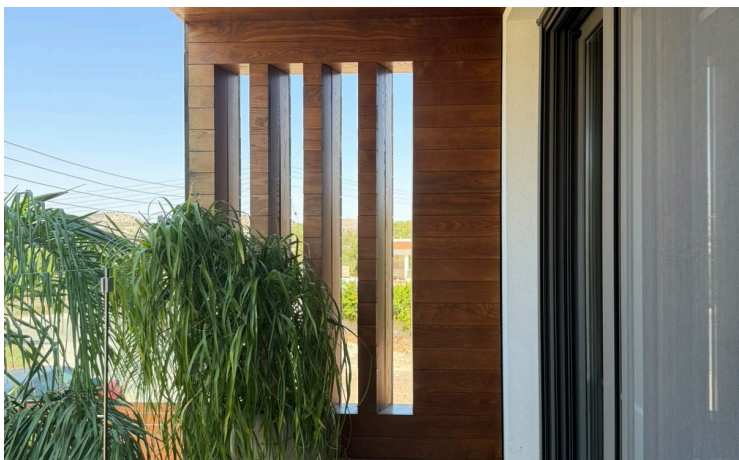
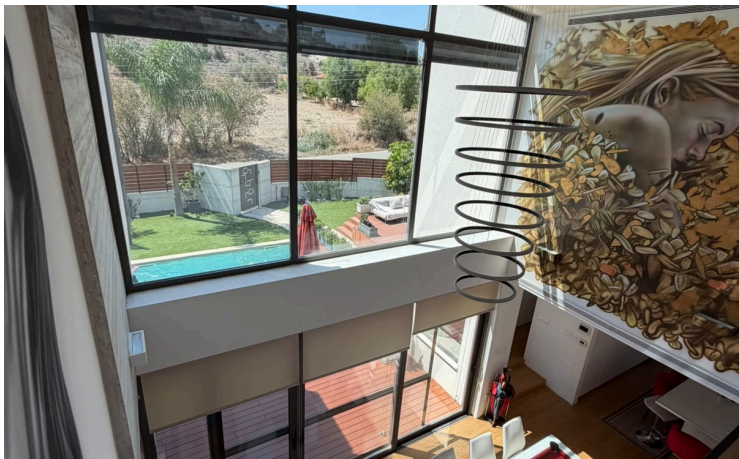
#69288

Modern & Luxurious 3+1 Bedroom Villa for Sale

📍 Alambra, Nicosia

€1,100,000





ΠΡΟΣΟΧΗ/ATTENTION

Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να

Overview

Specifications

Bedrooms

 4

Bathrooms

 3

Covered

 220 m²

Type	House
Toilets	4
Plot	620 m ²
Garden	400 m ²

Status	Resale
Year of construction	2022
Energy efficiency rating	 Certificate expected

Description

An exceptional **contemporary villa** built in 2022 to the highest standards by a renowned Greek architect, offering an outstanding combination of privacy, luxury, modern design and convenient access to all major cities in Cyprus.

The property is situated on a generous **620 m² plot** and offers **220 m² of internal covered areas**, with **3+1 bedrooms**, **2+1 bathrooms** and a **guest WC**. It also features a **private elevator**, covered parking and dedicated storage space.

Outdoor & Rooftop Living

The outdoor areas have been carefully designed for both relaxation and entertaining. The property features a spectacular **private swimming pool** measuring 14 m × 4.5 m with a depth of 2.6 m, complete with an **electric pool cover**.

The rooftop terrace offers a **5-person Jacuzzi**, while the property also benefits from **solid wood decking** and **balconies**, creating a luxurious outdoor living environment.

Energy & Technology

The villa is equipped with an extensive **over 10 kW photovoltaic system** serving the residence, together with an additional **4 kW photovoltaic system** dedicated to the swimming pool. It also includes **three solar water heaters**, a **VRV air-conditioning system** and two heat pumps.



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Additional information

Facilities

Aircondition, Split system

Indoor pool, Private

Solar photovoltaic panels

Elevator

Maid's room

Solar water heater

Heating, Underfloor

Parking, Covered

Storage

Features

Alarm system

Double glazing

Elevated

Fitted wardrobes

High ceilings

Luxury specifications

Shower

Wooden flooring

Breakfast bar

Easy access to highway

En suite bathroom

Garden, large

Jacuzzi

Modern design

Thermal insulation

Bright

Easy access to main roads

Energy efficient doors/windows

Guest WC

Kitchen island

Quiet area

Veranda



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