



**Luxurious two storey house with basement in
Aglantzia, Nicosia
#183130**





Price	€1,100,000	Type	House
Bedrooms	4	Bathrooms	3
Covered veranda	80 m ²	Uncovered veranda	25 m ²

Description

A luxurious two storey house with a basement nestled in one of the most desirable areas in Aglantzia, Nicosia.

The ground floor consists of an entrance hall, an open plan living / dining room, a guest toilet and a kitchen with a sitting area .

The 1st floor consists of 4 bedrooms, of which two are en-suite with a bathroom / shower, toilet and walk in wardrobes, a sitting area and a laundry room.

Furthermore, the basement of approximately 217 sq.m. consists of two parking spaces, a guest toilet with a shower, a room and a kitchen.

The asset is located approximately 400m northeast to the Police headquarters, approximately 200m southwest to Filoxenia Conference Center, approximately 450m southwest to Aglantzia's gymnasium, about 250m east to Leoforos Lemesou and approximately 1.4km northeast to Kalispera traffic lights.

The property falls within Zone Kα6, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (10m) of construction.

Marinos Kineyirou

Manager

✉ marinosstates@spidernet.com.cy

Zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Kα6	50%	90%	10 m	2	0%