

#22399

FOR SALE



## Nicosia, Engomi

243 m<sup>2</sup> Covered | 3 Bedrooms | 3 Bathrooms



### Description

Two-storey house for sale in Engomi, Nicosia.

On the ground floor there is an open plan living room, dining room, kitchen, laundry room and snack bar.

On the first floor there are three bedrooms, of which two have their own shower with toilet (ensuite) and one has its own bathroom with toilet and wardrobe, an office that has its own shower with toilet and a small kitchenette. There is a covered parking space for two (2) cars, a covered barbecue area and a swimming pool.

The house is located in close proximity of Makarios Stadium and the Archangelos roundabout.

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

Property is occupied.

€332,000 €372,000

TYPE	House
BEDROOMS	3
BATHROOMS	3
COVERED	243 m <sup>2</sup>
PLOT	539 m <sup>2</sup>
STATUS	Resale
ENERGY EFFICIENCY RATING	Certificate expected
YEAR OF CONSTRUCTION	2013
TITLE DEED	Land



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