

#22628

FOR SALE



## Nicosia, Palouriotissa

261 m<sup>2</sup> Covered | 4 Bedrooms | 2 Bathrooms



## Description

€460,000

A spacious two storey house for sale in Panagia, Nicosia. The asset is located within walking distance to amenities and services

The house on the ground floor consists of an open plan sitting and dining area, a guests toilet, a kitchen with a sitting and dining area, a kitchenette/laundry room, a storage room and an internal staircase leading to the upper floor. The upper floor consists of a small kitchen, a family bathroom and four bedrooms of which the master bedroom is ensuite with a walk-in wardrobe.

Externally the house offers covered and uncovered verandas, a covered parking area, a yard, a storage area and a boiler room in an auxiliary building.

Occupancy status: rented.

The property falls within Zone Kα3, with a building coefficient of 140%, coverage of 50%, and permission for 4 floors (17m) of construction.

TYPE	House
BEDROOMS	4
BATHROOMS	2
COVERED	261 m <sup>2</sup>
PLOT	630 m <sup>2</sup>
STATUS	Resale
ENERGY EFFICIENCY RATING	Certificate expected
YEAR OF CONSTRUCTION	2003
TITLE DEED	Yes



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