



## SUPERIOR REAL ESTATE - CYPRUS

6B Georgiou Kariou Street, Strovolos, 2014, Nicosia

Free phone (Local): 8000 8000, Tel: +357 2276 8800, Fax: +357 2276 8088

Reference No. N-1975



### 5 BDR villa for sale in Sia

**EUR 2,000,000**

City: Nicosia

Area: Sia

Type: Villa

Bedrooms: 5

Bathrooms: 6

Pool: None

Covered: 558m2

Title deeds: Yes

Sale type: New

Kitchen: Fitted

Furnished: No

Parking: Private Covered

Views: Street views

\* Village Location \* 5 Bedrooms \* Large Living and Dining Areas \* Open Plan Fully Fitted Kitchen \* 2 Bathrooms, 3 Ensuite, Guest wc \* A/C \* Under Floor Heating \* Gym \* Sauna \* Double Garage \* Private Swimming Pool \* BBQ \* Pergola \* Tennis Court \* Covered Areas of 558sqm \* Large Verandas \* Plot of 5800sqm \* Title deeds of land

This unique property is situated on the outskirts of the traditional village of Sia, within an approx. 15 minute drive to Nicosia, 20 minute drive to Larnaca airport and 40 minute drive to the lovely beaches of Limassol!

The property covers an internal area of 558sqm and is on 2 floors: the ground floor consists of a lounge area, large living and dining areas, an open plan fully fitted kitchen, a spacious gym area with sauna and shower facilities, a 2nd kitchen with sitting area and a guest wc. The first floor consists of 5 spacious bedrooms, 3 being ensuite, a family bathroom and an extra sitting area. The master bedroom is double size and has a walk-in wardrobe.

The land of 5800sqm allows room for huge garden area and possibly further future development/s.

The price includes full installation of A/C and under floor heating, parquet flooring in the bedrooms, solid wood and stone finishes, a sauna, a private swimming pool, BBQ, high quality finishes and more!

A fantastic opportunity for a luxurious permanent residence or holiday home!

**Call +357 2276 8088 or email [nicosia@cyprus-realestate.net](mailto:nicosia@cyprus-realestate.net) for more information**

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**\*\*No subject to VAT\*\***

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