



## 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-2160



### 3 BDR house for sale in Makedonitissa

**EUR 2,300,000**

City: Nicosia  
Area: Makedonitissa  
Type: House  
Bedrooms: 3  
Bathrooms: 4  
Pool: Private  
Title deeds: Yes

Sale type: Resale  
Kitchen: Fully equipped  
Furnished: Yes  
Parking: Private Covered  
Views: Street views  
Built year: 2007

3 Bedrooms + Office + Housemaids Quarter Detached House for Sale, Makedonitissa \* Residential Location \* 3 Bedrooms \* Office \* Housemaids Quarter \* 2 Bathrooms, 2 Ensuite \* Open Plan Living Areas \* A/C \* C/H \* Fireplace \* Laundry Room \* Sauna \* Swimming Pool \* Plot 1083 \* Covered Areas 578sqm \* Build in 2007 \* Title Deeds \* Mature Garden \* Private Covered Parking

Situated in the up market residential area of Nicosia, this spacious contemporary detached house was completed in 2007 and built to a very high standard. The property is positioned on two plots of land of 1083sqm in total and set on the elevated panoramic area offering serene environment and yet with an easy access to the town center. In terms of structural layout, this house is unique as all materials and finishes were imported exclusively and are of the highest quality offering the concept of Hi-Tech interior and modern lifestyle. The generously-sized house interior occupies approx.578sqm of total area divided on to two levels and it is completed with its own mature garden, verandas and a covered garage with automatic door and driveway gate.

A ground floor open plan interior welcomes with an impressive modern staircase followed by a spacious light flooded living and sitting rooms combined with a dining area and complimented with large double glazed patio windows leading to pool area. Furthermore, this level includes an open plan fully equipped with Miele appliances kitchen, a pantry, an office that can be used as an additional bedroom and bathroom with guest toilet. A lower ground floor level comprises of a laundry room, a large storage room with 2 level loft and housemaid quarter with bedroom, shower/toilet and

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its own separate entrance with patio. First floor area includes en suite master bedroom with walk in closet and its own veranda, two additional bedrooms, three bathrooms, small kitchenette, an open plan desk space and a highlight of this level – a Tylo sauna with remote temperature programming, led lighting and audio speakers. An interior is complimented with major elements such as fireplace, solid oak parquet floor and marble floors in bathrooms and staircase, double glazing and thermal insulated aluminium profiles, central heating, central air-conditioning system (hot and cold) concealed throughout and burglar alarm. Among other layout features there are 3 satellite dishes, home cinema installations in main living room, Bang & Olufsen Link System (Radio, CD, Tape and Aux) in 2 bedrooms, and Duravit Starck Whirlsystem Bathtub fitted with combi system (air and Jet system, massage, electronically control thermal system and hygiene management system), Tile Vision bathroom television and shower skylight all installed in master bedroom bathroom. A patio level includes spacious terrace with infinity pool were bathroom WC & shower can be found, an automatically irrigated mature garden and a garden store room.

All in all, this property presents contemporary home made of high quality materials and with exclusive interior fittings offering in addition central city location.

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