

For Sale, House, Detached House, Nicosia, Nisou, 386m², 1,979m²

For Sale : **€ 703,000**

Description
Modern Five-Bedroom House with Attic in Nisou, Nicosia

This spacious five-bedroom residence is located in the peaceful residential area of Nisou, Nicosia, offering 386 sqm of internal living space on a generous plot. Designed for comfort and functionality, the home is ideal for families seeking modern amenities with convenient access to the motorway and surrounding areas.

The ground floor features an open-plan living and dining area, a kitchen with an additional sitting/dining space, an en-suite guest bedroom, a guest toilet, laundry room, machine room, and a dedicated office with its own toilet. Two covered parking spaces complete the ground floor layout.

The first floor comprises four en-suite bedrooms, ensuring privacy and comfort for each occupant. Additionally, the property includes an attic of approximately 70 sqm, offering flexibility for extra storage, a playroom, or a home studio.

High-quality finishes include ceramic tiles in the kitchen and bathrooms, and laminate parquet flooring throughout the rest of the house. Additional features include:

Fireplace

Central underfloor heating

Split-unit air conditioning

Alarm system & smoke detectors

Provision for elevator installation

The property falls within residential planning zone Kα6, with the following development parameters:

Building density: 90%

Coverage: 50%

Maximum floors: 2

Maximum height: 10m

Surrounded by residential developments, the home combines tranquility with excellent accessibility, making it a prime choice for comfortable suburban living.

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Detached House**
Bedrooms: **5**
Covered Parking: **2**
Construction Stage: **Resale**
Kitchen Type: **Open Plan**
Floor Type: **Tiles**
Construction Year: **2009**
Furnished: **Unfurnished**

Area

Covered Verandas: **118m²**
Plot Area: **1,979m²**
Covered Area: **386m²**
Uncovered Area: **43m²**

Energy & Heating

Heating Medium: **Underfloor Heating**
Energy Efficiency Grade: **F**

Cooling Type: **Autonomous Cooling System**

Further Details

Alarm, Fireplace, Storage Space, Water, Air Condition

Gallery



