



For Sale, House, Detached House, Nicosia, Egkomi, 544m²

EGKOMI(Melinas Merkouri Str.), NICOSIA, REG.
4/5659

For Sale : **€ 950,000**

Description

For Sale 3+1 Bedroom House In Egkomi, Nicosia
Premium Living in a Privileged Neighborhood!

Located in a highly sought-after and very privileged residential neighborhood of Egkomi, Nicosia, this lovely house sits on a spacious 544 sq.m. plot, offering an absolutely exceptional lifestyle! Built in 2000, it represents a highly valuable asset for families looking for an expansive, classic everyday home featuring a beautiful mature garden, elegant high ceilings, and the added massive bonus of a basement!

Functional Layout & Essential Amenities

As you enter, you are welcomed by a grand, spacious living and dining area featuring stunning high ceilings and warm parquet floors, with direct entrance to the outside covered veranda! The ground floor also features a separate kitchen with its own cozy TV room and dining area, along with a guest toilet, 3 bathrooms throughout, dedicated storage, a washing room, direct access to the covered garage, and a private maid's room!

Upstairs, the property boasts a spacious master bedroom complete with an en-suite bathroom with a shower, a walk-in dressing room, and a private veranda! There are two additional bedrooms sharing a full bathroom, plus a dedicated office space featuring beautiful wooden floors that can easily be converted into a 4th bedroom! Right outside, the estate opens up to an expansive, lush green mature garden! The property is fully equipped with central heating, double glazing, electrical appliances, and solar water heaters! The Title Deed is fully available for a secure and immediate transfer!

Key Property Features

Property Type: 4-Bedroom House (3 Bedrooms + Office + Maid's Room)

Plot Area: 544 sq.m.

Year Built: 2000

Climate Control: Central heating & Solar water heaters

Outdoor Oasis: Beautiful mature landscaped garden and covered veranda!

Extras: Basement level, storage, washing room, double glazing, and elegant parquet floors

Parking: Covered garage

Legal Status: TITLE DEED AVAILABLE!

Nearby Landmarks

Conveniently located for a vibrant and active urban routine, this exceptional house is exceptionally well-positioned based on its precise coordinates! Future residents will enjoy immediate access to:

The European University of Cyprus and surrounding academic facilities (a short 600 meters away)!

Alphamega Supermarket Engomi for premier daily shopping and groceries (just 1.00 kilometer away)!

The vibrant commercial center of Egkomi and 28th October Avenue for top-tier cafes and dining (roughly 1.30 kilometers away)!

Apollonion Private Hospital for immediate premium healthcare access (approximately 2.00 kilometers away)!

The Mall of Engomi for larger shopping and entertainment needs (around 2.20 kilometers away)!

Highly efficient and straightforward access directly into the Nicosia city center (approximately 3.50 kilometers away)!

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **House**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Detached House**

Construction Stage: **Resale**

Construction Year: **2000**

Bedrooms: **3**

Bathrooms: **3**

Covered Parking: **1**

Area

Internal Area: **423m²**

Covered Verandas: **35m²**

Plot Area: **544m²**



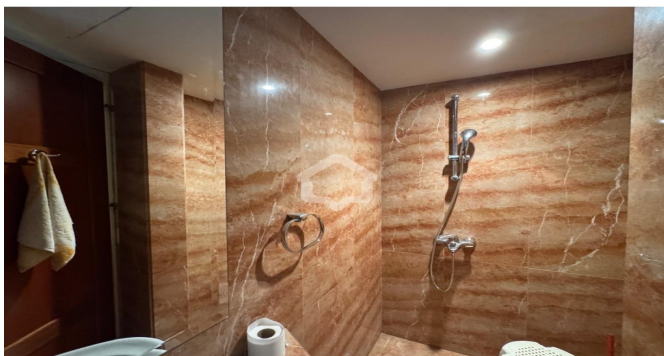
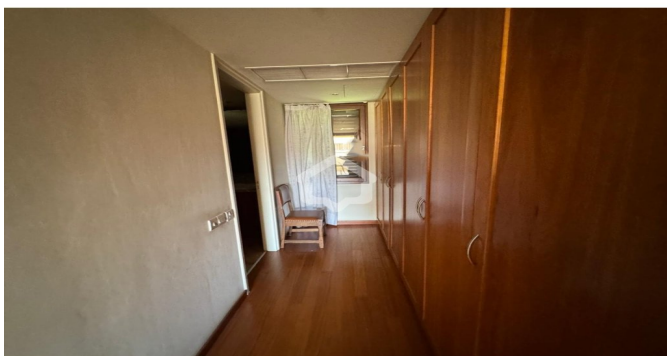
Further Details

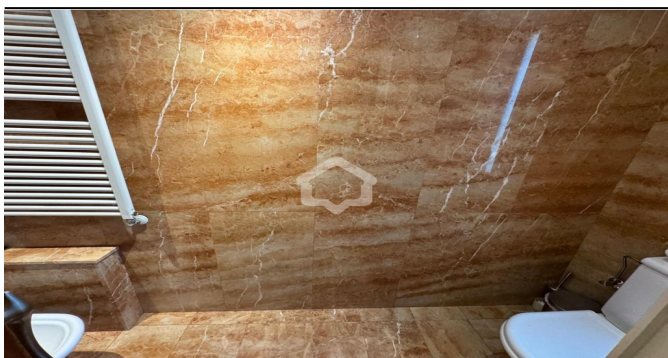
Home Office, Separate Laundry Room, Maids Room, Fireplace, Storage Space, Water, Electricity, Air Condition



Gallery









Τμήμα 5043	
Είδος	ΑΕΙΩΣΙΜΑ, ΕΥΚΟΙΝΗ
Κωδικός	
Εμβα	4
Αρ. Φ-Εγ	2153002 &
Αρ. Έγκρ	45089
Προστασία	ΕΛΛΗΝΙΚΑ
Κτίρ 1980	4123.019.3
Κτίρ 2010	4722.400
Κτίρ 2021	4742.500
Εμβα	5462
Κατηγορία	ΟΙΚΟΓΕΝΕΙΑ
Σχ.Αντιστόλ	ΤΟΥΤΟ ΕΙΣΑΓΟ
Πλά. Ζώνη	ΚΑ8(100%)
Προσφορά	ΠΕΡΙΟΧΕΣ ΜΕ
Ζώνη	ΣΤΗΝΑΝΤΙΟΤΑ
Κατηγορία	ΜΗΚΕΝ ΤΗΝ
Κατηγορία	ΚΑΤΟΙΚΙΑ
Κατηγορία	50%
Κατηγορία	50%
Σύμφων	2
Υπόμ	10
Υπόμ	35.15500
Αρ	33.529721



Ανάλυση

Προσφορά

Τμήμα

Μεταβίβαση

Αρ. Έγκρ

Αρ. Φ-Εγ

Τμήμα 5043

Είδος

Κωδικός

Εμβα

Αρ. Φ-Εγ

Αρ. Έγκρ

Προστασία

Κτίρ 1980

Κτίρ 2010

Κτίρ 2021

Εμβα

Κατηγορία

Σχ.Αντιστόλ

Πλά. Ζώνη

Προσφορά

Ζώνη

Κατηγορία

Κατηγορία

Κατηγορία

Σύμφων

Υπόμ

Υπόμ

Αρ

ΑΕΙΩΣΙΜΑ, ΕΥΚΟΙΝΗ

4

2153002 &

45089

ΕΛΛΗΝΙΚΑ

4123.019.3

4722.400

4742.500

5462

ΟΙΚΟΓΕΝΕΙΑ

ΤΟΥΤΟ ΕΙΣΑΓΟ

ΚΑ8(100%)

ΠΕΡΙΟΧΕΣ ΜΕ

ΣΤΗΝΑΝΤΙΟΤΑ

ΜΗΚΕΝ ΤΗΝ

ΚΑΤΟΙΚΙΑ

50%

50%

2

10

35.15500

33.529721

Τμήμα 5043	
Είδος	ΑΕΙΩΣΙΜΑ, ΕΥΚΟΙΝΗ
Κωδικός	
Εμβα	4
Αρ. Φ-Εγ	2153002 &
Αρ. Έγκρ	45089
Προστασία	ΕΛΛΗΝΙΚΑ
Κτίρ 1980	4123.019.3
Κτίρ 2010	4722.400
Κτίρ 2021	4742.500
Εμβα	5462
Κατηγορία	ΟΙΚΟΓΕΝΕΙΑ
Σχ.Αντιστόλ	ΤΟΥΤΟ ΕΙΣΑΓΟ
Πλά. Ζώνη	ΚΑ8(100%)
Προσφορά	ΠΕΡΙΟΧΕΣ ΜΕ
Ζώνη	ΣΤΗΝΑΝΤΙΟΤΑ
Κατηγορία	ΜΗΚΕΝ ΤΗΝ
Κατηγορία	ΚΑΤΟΙΚΙΑ
Κατηγορία	50%
Κατηγορία	50%
Σύμφων	2
Υπόμ	10
Υπόμ	35.15500
Αρ	33.529721

