

# For Sale, House, Semi-detached House, Nicosia, Kokkinotrimithia, 275m²

For Sale : **€ 299,000**

**Description**
For Sale Semi Detached House Of 3 Bedrooms In Kokkinotrimithia,Nicosia
High-Performance Contemporary Living with Advanced Photovoltaic Technology
Step into an exceptional standard of sustainable suburban luxury with this stunning 3-bedroom semi-detached residence for sale in the rapidly growing residential district of Kokkinotrimithia, Nicosia. Masterfully constructed across 2 flawlessly optimized floors, this property delivers a seamless blend of contemporary architectural lines, premium technical infrastructure, and total eco-friendly efficiency. It stands as an absolute premier acquisition choice for modern families and forward-thinking buyers seeking a pristine, energy-independent home that perfectly balances peaceful neighborhood serenity with fluid, rapid highway connectivity to the capital's core.
Intelligent Multi-Level Layout & Family Functional Flow
Spanning two beautifully configured levels, every square meter of this executive home has been engineered to maximize natural light and everyday spatial utility:
Ground Floor Living & Salons: The entrance opens into a bright, expansive open-plan formal lounge and dining area, transitioning smoothly into a contemporary kitchen zone designed for fluid family interaction.
Optimal Bedrooms & 3 Baths: Features 3 spacious bedrooms on the upper level with extensive sleek wardrobe storage. The master suite is privileged with a private en-suite configuration, layout supported by 3 pristine bathrooms overall to handle busy morning routines with total ease.
Indoor-Outdoor Harmony: Deep covered verandas extend effortlessly from the main living spaces, unfolding into a beautifully curated landscaped garden wrapped in lush local greenery, offering a private outdoor sanctuary perfect for fresh-air relaxation, safe children's play, or open-air hosting.
Eco-Friendly Infrastructure & Next-Generation Engineering
Built to elite thermal efficiency standards, this property completely shields its owners from rising utility overheads:
Integrated Photovoltaic System: Equipped with a high-performance photovoltaics solar panel array, leveraging Cyprus's abundant sunlight to generate autonomous green electricity, substantially lowering or entirely neutralizing your monthly power bills.
Total Climate Engineering: Fully outfitted with advanced air conditioning split systems across all living zones and bedrooms, ensuring rapid, whisper-quiet cooling performance all summer long and balanced warmth in winter.
Secure Logistics, Automation & Smart Support Systems
Secure Access Automation: Outfitted with a modern video door phone (intercom system) at the main entrance, allowing you to easily monitor, communicate with, and grant entry to visitors with absolute peace of mind.
Vehicle Protection: Includes an allocated, private covered parking space explicitly integrated into the property structure, shielding your vehicle from sun damage and ensuring hassle-free parking.
Private Storage Solutions: Features a dedicated, secure storage space room on the ground level, keeping your primary living quarters perfectly organized, organized, and free of bulky seasonal items.
Property Features
Property Type: Modern Semi-Detached House (2 Floors)
Listing Type: Available For Sale
Location: Kokkinotrimithia, Nicosia
Bedrooms: 3 Spacious Bedrooms (Includes Master En-Suite)
Bathrooms: 3 Full Contemporary Bathrooms
Energy Infrastructure: Fully Functional Photovoltaics System Installed
Climate Systems: Full Air Conditioning Units Installed Throughout
Outdoor Space: Private Covered Verandas & Beautiful Landscaped Garden
Security Access: Advanced Door Phone Intercom System
Logistics & Storage: Allocated Private Covered Parking Space & Dedicated Storage Room
Nearby Landmarks & Amenities
Perfectly centered within Kokkinotrimithia’s primary residential development grid at these exact coordinates, the villa puts an exceptional array of daily essentials and commercial hubs within rapid reach:
The Neo Plaza Open-Air Lifestyle Center & Cyprus Planetarium are located just a few minutes away, serving as premier destinations for international retail shopping, dining, and family leisure entertainment.
Primary Educational & Support Systems: Positioned within immediate driving distance of local public schools, large supermarkets (such as Lidl and Kokkinotrimithia cooperatives), private bakeries, pharmacies, and banking facilities.
The Pascal English School (Lakatameia Campus) is highly accessible via rapid driving routes, minimizing morning school run transit friction for parents.
Fluid Highway Connectivity: The location provides instant, traffic-free connection pathways straight onto the main A9/A1 highway

network, linking you directly to downtown Nicosia in under 15 minutes, and Larnaca or Limassol in under 35 minutes.
To discover more options in this area, you can browse our complete portfolio of houses for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/house-for_sale/in/Nicosia/
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**
Unit Number: **02airc**
Website

## Main Features

Property Subtype: **Semi-detached House**
Construction Stage: **Under Construction**
Bedrooms: **3**
Bathrooms: **3**
Kitchen Type: **Open Plan**
Furnished: **Unfurnished**
Covered Parking: **1**

## Area

Internal Area: **155m²**
Covered Verandas: **20m²**
Plot Area: **275m²**

## Further Details

Storage Space, Water, Electricity, Air Condition

# Gallery









