



**For Sale**  
**€1,030,000**  
**Aglantzia, Nicosia**  
Ref: 42131



## Three Bedroom Villa and plot in Aglantzia, Nicosia

Three Bedroom Villa and a connected plot.  
The ground floor of the house comprises of a living room, bar, open plan dining-sitting area, kitchen, and guest W/C and a storage area. The first floor comprises of three bedrooms (one of which is en-suite with a bathroom), an office and a bathroom. Furthermore the property offers a basement which is being used as a parking area and service room.  
The residential plot, extending to about 558 sq.m. in total.  
The property is rectangularly shaped with a flat surface.  
Access to the field is via a registered road with a total frontage of approx. 46m

The asset is located approx. 1.3km from the motorway and approx. 6km from Strovolos Nicosia.

This property consists of:

### Main Features

Property Type: **House**  
Bedrooms: **3**  
Bathrooms: **2**  
Furnished: **Unfurnished**  
Town Planning Zone: **Residential**  
Cover Factor: **5,000%**  
Building Density: **9,000%**

### Property Details

Covered Verandas: **40m<sup>2</sup>**  
Covered Area: **355m<sup>2</sup>**  
Plot Area: **1,255m<sup>2</sup>**