



**VIVO**  
REALTY

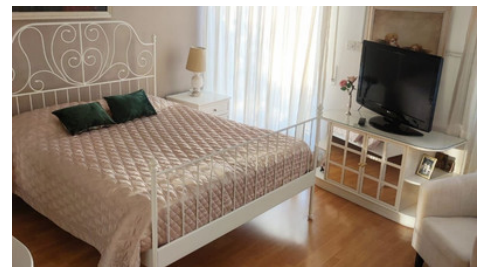


**COZY DETACHED HOUSE OF 265 SQ. M. IN AG.  
NEKTARIOS LIMASSOL CENTER**

[!\[\]\(c3d993ca47bfe2a953c700506ce31fa0\_img.jpg\) Limassol, Agios Nectarios](#)

**64179274**





<b>Price</b>	€890,000	<b>Type</b>	Detached Villa
<b>Bedrooms</b>	6	<b>Bathrooms</b>	3
<b>Covered</b>	264 m <sup>2</sup>	<b>Covered veranda</b>	24 m <sup>2</sup>
<b>Uncovered veranda</b>	46 m <sup>2</sup>	<b>Plot</b>	348 m <sup>2</sup>
<b>Title deed</b>	Yes	<b>Status</b>	Resale
<b>Energy efficiency rating</b>	B	<b>Area</b>	Limassol, Agios Nectarios

## Description

This six bedroom detached house is located in a quiet neighborhood of Ag. Nektarios, in the heart of Limassol, close to all amenities such as bakeries, supermarkets and the Lanitio school.

The property consists of two separate three bedroom semidetached houses, ground floor house of 135 sq.m. and upper floor house of 129 sq.m. Each house has three good sized bedrooms, living/dining area with fireplace and family bathroom. Ground floor has back yard with BBQ area.

Also there is provision for a third floor and can build another 153 sq. m. of covered areas.

Plot of 348sq.m. Ka4 zone, density of 120% and cover factor 50%.

A/C units, central heating (diesel) and covered parking are available.



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## Facilities

Aircondition, Split system

Parking, Covered

Solar water heater

Heating, Central

Storage

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## Features

Bath

Sound insulation

Heart of city center

Easy access to highway

Spacious rooms

Municipal water/sewage

Balcony, back

Fitted wardrobes

Entrance gate

Outdoor kitchen

Shutters

Bright

Open plan

Double glazing

Veranda, back

Ground Floor Bedroom

Near bus route

Indoor Fireplace

Laundry room

Shower

Thermal insulation

Easy access to main roads

Combined kitchen and dining area

Connected to electric mains

Openings in opposite sides

Balcony, front

Utility room

Under stairs storage

Ceiling fans

Fly screens

City view

Corner

Guest WC

Veranda, front

Rental Potential

Near amenities

Barbeque

Kitchen appliances