



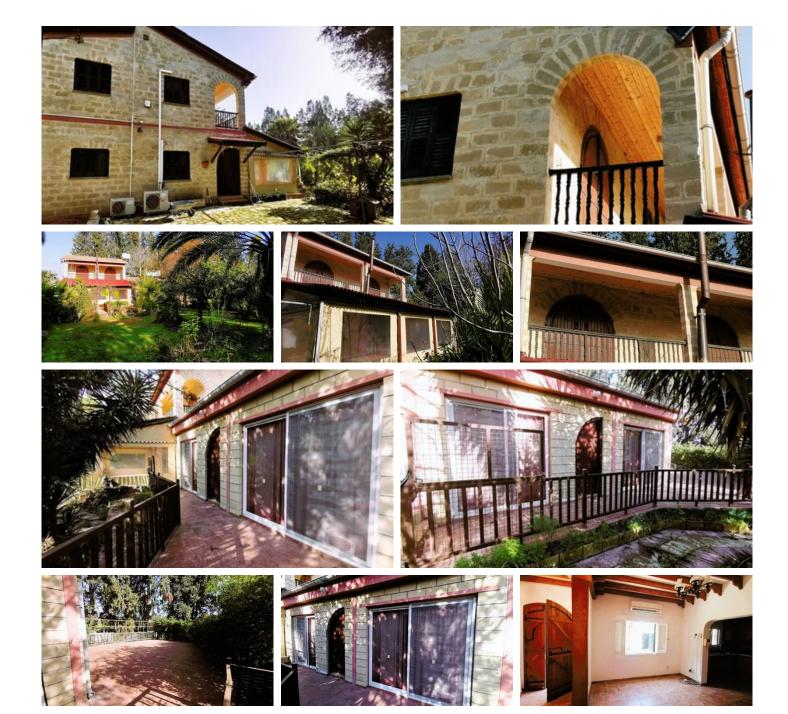
# INVESTMENT OPROTUNITY!!! RESIDENTIAL HOUSE IDEAL FOR A HOME, TOURISM OR BUSINESS

Nicosia, Sia

69181180









**Price** €370,000 **Type** Detached Villa

Bedrooms 5 Bathrooms 2

Covered $200 \text{ m}^2$ Covered veranda $40 \text{ m}^2$ Plot $3493 \text{ m}^2$ Year of Construction1993

**Status** Resale **Area** Nicosia, Sia

# Description

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It is located at the area of the villages of Sia - Kornos - Mosfyloti which is an area surrounded by mountains and forests.

20 minutes away from the sea, 15 minutes from Nicosia Capital city, 20 minutes from Larnaca and airport, and just 25 minutes from Limassol. This area is in the middle of 3 major cities and has lots of amenities like supermarkets, schools, shops, cafeterias in just 5 minutes away.

It was used as a permanent home but because of its location, because of the large land, the stone stylish house, the huge pool, the matured garden, waterfalls, playgrounds, small lake with fish etc, offers the advantage to be used also for business like restaurant, or holiday house, or office, or even for various events.

#### **Internal Characteristics:**

It consists of an entrance hall, a sitting area, a dining area, a spacious open kitchen, a second kitchen with a bedroom and bathroom at the ground floor, 3 well sized bedrooms, two full bathrooms and large verandas. The house has 2 different entrances!!!!

#### Extras:

- Additionally, the house features an external guest house with 2 bedrooms, kitchen and a full bathroom and many storage areas.
- The property is offered with another title deed of a piece of land (372m2) which is attached to the house large land. It is included in the total land area is given in the details.
- The owner has an agreement for renting a large piece of land opposite the house which is 9,000m2 and it was used for agricultural purposes or other purposes (that is optional).

It is a must see as its offers so many advantages that some are not easy to describe with words.



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## **Facilities**

Aircondition, Split system

Parking, Garage

Childrens playground

Gated complex

Landscaped garden

Outdoor shower

Clubhouse

Heating, Split system

Pool, Private

Storage

Pergola

Maid's room

Solar water heater

### **Features**

Bath Pool bar

Easy access to main roads Easy access to highway

Combined kitchen and dining area Next to green area

Balcony, front Balcony

Guest cloakroom Entrance gate

Courtyard Handicap Accessible

Garden, large Pressurized water system

Investment opportunity Internal stairs

Bright Irrigation system

Ceramic tiles Bar

Kitchenette Guest WC

Veranda, large Ground Floor Bedroom

Below market value Rental Potential

En suite Bathroom Internet

Jacuzzi Indoor Fireplace

Barbeque Guestroom

Laundry room Kitchen appliances



# Floor plans

