



VIVO
REALTY



**EXCLUSIVE 3 FLOOR VILLA FOR RENOVATION IN
EGKOMI AT A CUL DE SAC ATTACHED FOREST
PARK**

 [Nicosia, Egkomi](#)

69181200



Price	€570,000	Type	Detached Villa
Bedrooms	4	Bathrooms	2
Covered	288 m ²	Basement	30 m ²
Covered veranda	22 m ²	Uncovered veranda	40 m ²
Plot	589 m ²	Year of Construction	1988
Status	Resale	Area	Nicosia, Egkomi

Description

This villa is out of date but the architecture and internal areas can promise a fabulous outcome after updating / renovating with new materials and standards. It is a diamond waiting to be cleaned.

The new owner of this home beside the exceptional and privileged location surrounded by Green park with tall trees, will also have a 280 sq.m. house plus a separated guest room or house maid room to start renovating according to the taste in design in interior areas as well at the outside look.

The location as well as the 2 floor building zone of the area , the plot is not suitable for building a building for flats but will benefit only for the house renovation and the magnificent location which is rare to find in Engomi and you get feeling you are somewhere in Troodos mountain and then you realise that you are in Nicosia city.

It is a must see!!!!

Internal description: As you walk in the main entrance there is an elevated passing corridor that separates the main living room area and dining area on the left, and on the right is the everyday sitting area with fireplace along with a bar for amusement, also an office and an exit to a veranda with open sitting area with fireplace and/or barbeque facing the forest park. Beyond the entrance corridor is the kitchen which is separated with an area for the kitchen table and 2 verandas facing the forest park. Next to the kitchen is the guests toilet and then you have the stairs that take you down to the semi-basement where is the guest room with a fireplace, and at the first floor where are the three bedrooms including the master bedroom with En-Suite. All the rooms at the first floor have verandas with very nice views and I personally imagine at the master bedroom a big window facing the forest park as there isn't any for now.

More information will be provided after visiting the house and having a full presentation of the prospects and potentials.



Office Properties

Office Administrator

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Facilities

Maid's room

Floor plans

Δήμος/ Κοινότητα:	ΔΗΜΟΣ ΕΓΚΩΜΗΣ	 <p>cul de sac (αδιέξοδος)</p>
Ενορία:		
Τμήμα:		
Αρ. Φ/Σχ:		
Αρ. Εγγρ.:		
Αξία 2018:		
Αξία 2021:		
Εμβαδόν:	589μ2	
Κατηγορία:	ΓΗ	
Σχ. Ανάπτυξης:	ΤΟΠΙΚΟ ΣΧΕΔΙΟ ΛΕΥΚΩΣΙΑΣ	
Πολ. Ζώνη:	Καθ	
Ζώνη Περιγραφή	ΠΕΡΙΟΧΕΣ ΜΕ ΕΠΙΚΡΑΤΟΥΣΑ ΧΡΗΣΗ ΤΗΝ ΚΑΤΟΙΚΙΑ	
Δόμηση:	90%	
Κάλυψη:	50%	
Ορόφοι:	2	
Υψος:	10μ	
Lat:		