



3 Bedroom House for sale in Dali

📍 Nicosia, Dali

#6359





ΚΑΤΩΗ ΕΠΙΠΕΔΟ



ΚΑΤΩΗ ΟΡΟΦΗ

Price	€265,000 +VAT	Type	House
Bedrooms	3	Bathrooms	2
Covered	140 m ²	Plot	286 m ²
Title deed	Yes	Status	Under construction
Area	Nicosia, Dali		

Description

Discover this spacious 3-bedroom home located in the charming and family-friendly area of Dali, Nicosia. With its modern architecture and thoughtful design, this property offers an ideal combination of comfort, functionality, and energy efficiency.

Key Features:

Reinforced Concrete Structure: Built with seismic-resistant reinforced concrete for durability and safety.

Walls: External walls are 25 cm thick, using perforated bricks, while internal walls are 10 cm thick for efficient insulation.

Thermal Insulation System: 8 cm thermal facade for enhanced energy efficiency, ensuring comfort throughout the year.

Flooring: High-quality ceramic tiles with a purchase value of €20/m² + VAT, adding a modern touch to the interiors.

Bathrooms and Kitchen: Fully tiled with ceramics up to 60 cm height in the kitchen, valued at €20/m² + VAT.

Staircase: Elegant marble or granite staircase valued at €1,800 + VAT.

Balustrades: Stylish internal staircase railing installed for €85/m + VAT.

Exterior Gates: Entrance gate priced at €215 + VAT, and parking area gate at €360 + VAT, ensuring privacy and security.

Sanitary Fittings: High-quality fittings with a provision of €2,000 + VAT for bathroom fixtures.

Carpentry and Fittings:

Internal Doors: Stylish doors valued at €380 + VAT.

Kitchen: Modern cabinetry at €240/m + VAT, with countertops priced at €100/m + VAT.

Wardrobes: Spacious wardrobes at €210/m², all crafted from high-quality melamine.

Windows and Doors:

Aluminum Windows and Doors: Thermal insulated aluminum in natural color, with double glazing for energy efficiency.

Opening windows and doors are from the MU 2075 series, while sliding ones use the MU 3000 series. The entrance door features a robust aluminum MU 2075 series design.

Heating and Plumbing:

Central Heating Provisions: Electrical heating units are installed in all areas for warmth during colder months.

Plumbing: Pipe-in-pipe system for hot and cold water supplies, with a pressure system installed for optimal water flow.

Solar Water Heater: A 200L solar water heater is included, alongside a 1,500L water tank, ensuring eco-friendly water heating solutions.

This 3-bedroom house offers a blend of modern design and energy-saving features, making it an ideal home for families. Located in Dali, it provides easy access to amenities while maintaining a peaceful living environment.

Contact us today to learn more and schedule a viewing!


Nicolas Efthimiou

Agent

✉ nicolas@cyprusdomus.com



cyprusdomus.com

 (+357) 94098260

Floor plans

