

#6587

# 3 Bedroom house for sale in Latsia

📍 Latsia, Nicosia

€330,000 +VAT





# Overview

## Specifications

Bedrooms

 3

Covered

 166.8 m<sup>2</sup>

Type	House	Status	Off plan
Plot	338.6 m <sup>2</sup>	Title deed	Yes

## Description

These modern 3-bedroom homes, located in the desirable area of Latsia, are designed with a perfect blend of contemporary style and practical living. Each residence is built to the highest standards, offering reinforced concrete structures and energy-efficient features, including thermal insulation and a 3KW photovoltaic system. Spacious interiors, customizable finishes, and fully equipped with all necessary electric appliances, these homes provide convenience and comfort. Ideal for families, these residences come with modern amenities, ample parking, and are situated in a peaceful, yet accessible neighborhood.

**Structure:** Reinforced concrete (C30) and high-strength steel (S500) ensure a sturdy and earthquake-resistant framework.

**Energy Efficiency:** The homes are equipped with a thermal insulation system and a 3KW photovoltaic system, in compliance with energy performance certifications.

**Walls and Insulation:** Exterior walls consist of high-quality soundproof and thermal insulating bricks, and additional insulation is provided through nylon sheeting and waterproofing layers.

**Flooring and Finishes:** Customizable flooring options, including premium ceramic tiles and natural marble stairs, with buyer input on finishes.

**Plumbing and Electrical Systems:** Full plumbing for hot and cold water installations, along with solar water heaters. The electrical system, compliant with architectural designs, is delivered in perfect operational condition.

**Interior and Exterior Design:** Buyers can customize internal doors, kitchen cabinets, and bedroom wardrobes. Aluminum frames are used for all exterior openings.

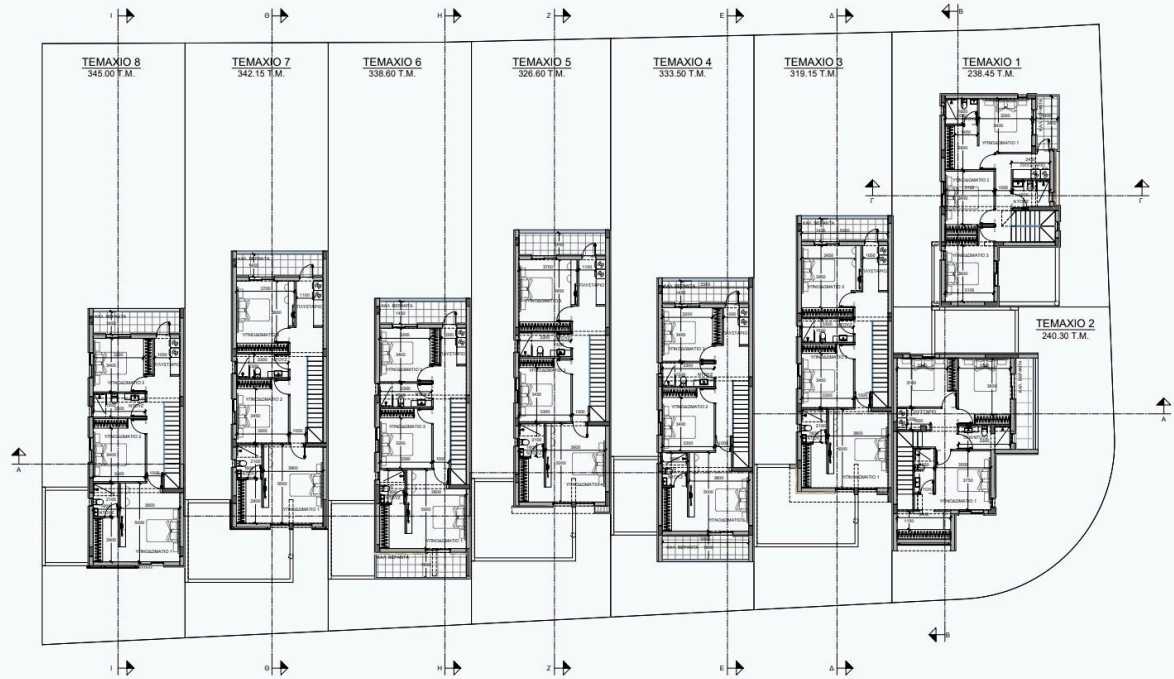
**Heating and Cooling:** The infrastructure for air conditioning and central heating systems is included, ensuring comfort throughout the year.

**Modern Appliances:** All necessary electric appliances are included, such as air-conditioning units, kitchen exhaust fans, washing machines, dishwashers, and dryers, ready for immediate use.

**Technology-Ready:** The homes are equipped with provisions for phone lines and television points in all rooms. This comprehensive package ensures high standards, energy efficiency, and convenience, offering a ready-to-move-in solution for modern living



# Floor plans



ΚΑΤΩΦΗ ΟΡΟΦΟΥ



ΚΑΤΩΦΗ ΙΣΟΓΕΙΟΥ



# Additional information

## Contact us



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