

#18526

Luxury Listed Villa in Sia

📍 Sia, Nicosia

€430,000 +VAT





Overview

Specifications

Bedrooms

 4


Bathrooms

 4

Covered

 255 m²

Type	Detached House
Toilets	4
Plot	700 m²
Status	Off plan

Year of construction	2027
Structure	Stone
Energy efficiency rating	 A

Description

Luxury listed villa on two plots in Sia – just 200m from Sia Elementary School.

This exceptional stone-built villa seamlessly blends modern and traditional architectural elements. The interior will feature high-quality, contemporary finishes that complement the home's classic stone exterior.

The ground floor will feature a spacious kitchen with an island and dining area, a guest bathroom, a separate living room, and two bedrooms sharing a main bathroom. A separate entrance leads to an auxiliary unit with an open-plan living room, dining area, kitchen with an island, one bedroom, and a full bathroom. On the top floor, the master suite will include a bedroom, en-suite bathroom, and a walk-in closet.

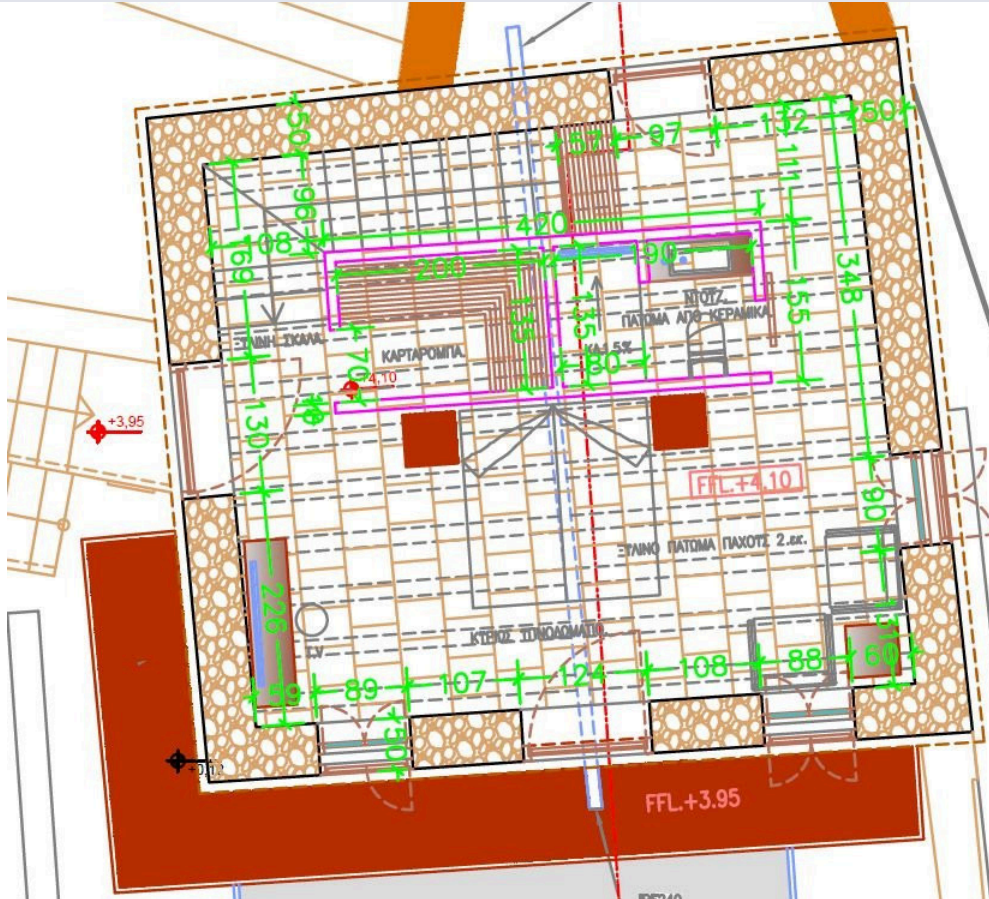
Externally, the villa will offer a private swimming pool, expansive verandas, a beautifully landscaped garden, and a garage with space for three cars.

*Additionally, the price includes an extra plot with a separate title deed, which can either be incorporated into the project or utilized independently as the buyer sees fit. Together, both plots exceed 700 m² of total land area.

*Furthermore, please note that we also own an adjacent plot with a separate title deed, which can be combined with the rest of the project land, resulting in a total area of approximately 1,000 m². This additional plot can be offered at an excellent price if the buyer is interested in further expanding the property.



Floor plans



Additional information

Facilities

Aircondition, Provision

Maid's room

Solar water heater

Heating, Underfloor

Parking, Garage

Storage

Landscaped garden

Pool, Private, overflow

Features

Balcony

Double glazing

Garden

Kitchen island

Near amenities

Spacious rooms

Barbeque

Easy access to main roads

Garden, large

Luxury specifications

Pressurized water system

Thermal insulation

Door screen

En suite bathroom

Guest WC

Modern design

Quiet area

Veranda

Contact us



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