

Smart House in Latsia, Nicosia in Latsia (Lakkia), Nicosia

Latsia (Lakkia), Nicosia House

Price

€1,800,000

* Not Subject to VAT



Description

The asset is a self-sustained energy smart House of 236 sqm plus 17 sqm covered verandas, located in Agios Georgios, Latsia municipality of Nicosia District. The property is energy efficient having thick external walls with two empty spaces, allowing the air to flow internally and externally to a wall breather circulation achieving thermal insulation (45-50 cm thick), a thick roof (40 cm with extra thermal polyester insulation). High Pressure Laminate (HPL) wood decorates the external and internal walls. A thick fare face fence (20 cm) and a long electric gate (5 m) for boat parking and garden maintenance. Security doors and CCTV with full control of audiovisual (night vision cameras) system (smart controlled), burglar and smoke alarm system make this massive structure a perfect property to own. Entering the ground floor area, through the massive wooden door there is a spacious living - dining area with big openings to let the natural sunlight in the house through the electric blinds and curtains, the main Italian kitchen with all Santa Margarita granite counter tops, a lounge area, two kitchenettes with laundry area, storage room and a guest toilet. The first floor consists of four bright bedrooms with Italian wardrobes. The master bedroom is En-suite and has a walk-in-wardrobe. Further more there is an office room and one smaller En suite room that can be used as maid's or guest room, while the house also benefits from the exclusive use of a private covered parking space for two big cars and three storage rooms (internal and external). The property has full automation with 7 different zones, rack/server cabinet (including internet radio, XBMC, CCTV, three amplifiers, 2 Terabyte network attach storage, HDMI distribution to all TVs, cat-6 provision in all rooms, full WiFi connections internally and externally, full Philips LED lighting and RGBs. Further more there are four Samsung LED smart TVs internally (5.1 Canton sound system in main station with big H-D screen), smart Samsung Air-conditions, full electric appliances, key-less entrances, three led touch-screens and phone-camera doorbells. At the Yard there is an Eco-gazebo equipped with music, TV and led lighting system, external covered BBQ veranda, 100 sqm artificial grass, a huge low maintenance garden consisting of 130 trees and a water drilling system, while there is an overflow salty chlorinated Swimming Pool with music and TV system. The property has a 3 KVA Photo-voltaic system that supports homes electricity needs, Solar Panels for solar energy and a 1000 L buffer water tank for underfloor heating and hot water. The monthly running expenses are aprx. 50 Euros all year round. The House is situated on two plots of total 1087 sqm in a quiet residential, new developed area, only 20 minutes drive from Larnaca and Nicosia city center. The immediate area is characterized by many high quality Residential developments and few vacant Residential plots.

3

Covered Verandas
17 m^2

Floor
0

Yes

Energy Class
A+



Property Details

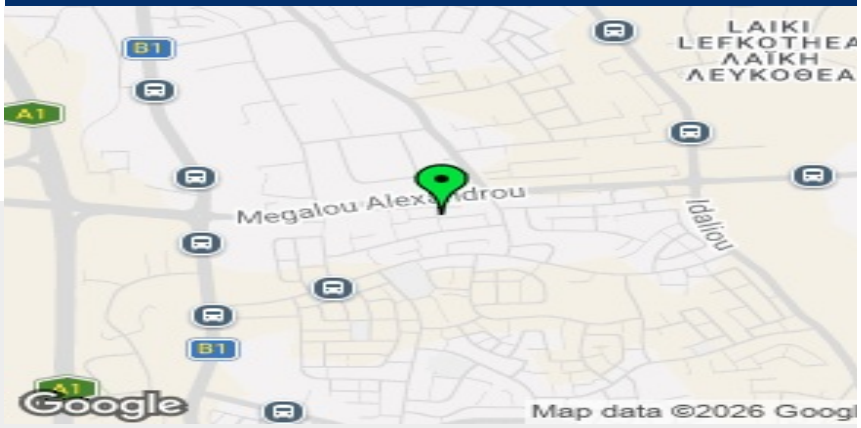
✓ Air Conditioning	○ Fireplace	✓ Guestroom	✓ Storage room	✓ Solar Heater
✓ Alarm System	✓ Barbeque Area	○ Basement	✓ Shower	✓ Photovoltaic System
✓ Ensuite Toilet	✓ Swimming Pool	✓ Dining Room	○ Gym	✓ Garden
✓ Jacuzzi	✓ Double Glaze Windows	○ Showroom	✓ Kitchen	✓ Near Beach
○ Central Heating	○ Roof Garden	✓ Barbeque Area	○ Spa	✓ Near Public Park
✓ City View	✓ Countryside	○ Raised Floor		





Modern Home
For Modern Life

Location:





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