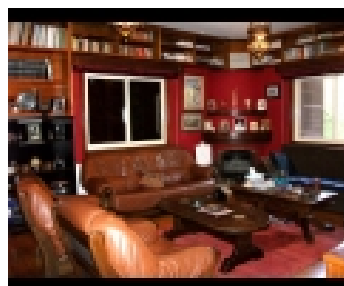
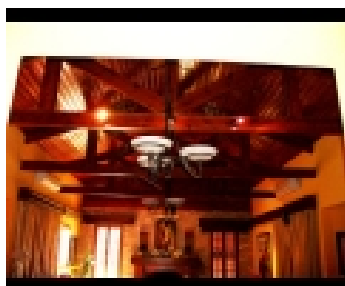
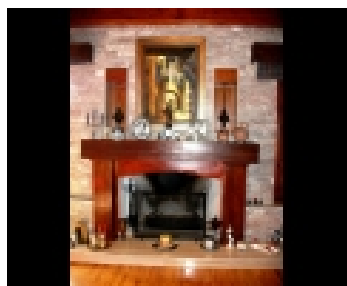
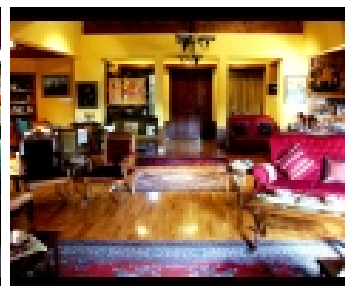
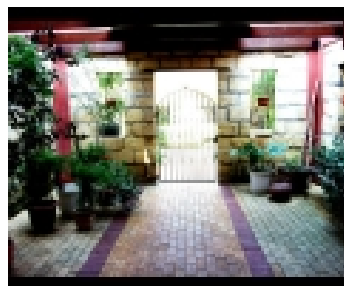
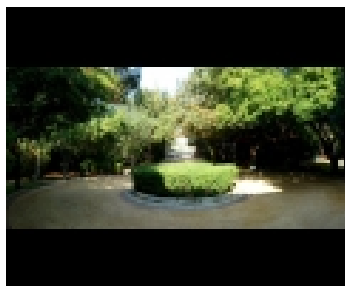
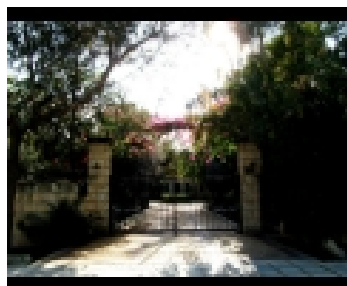
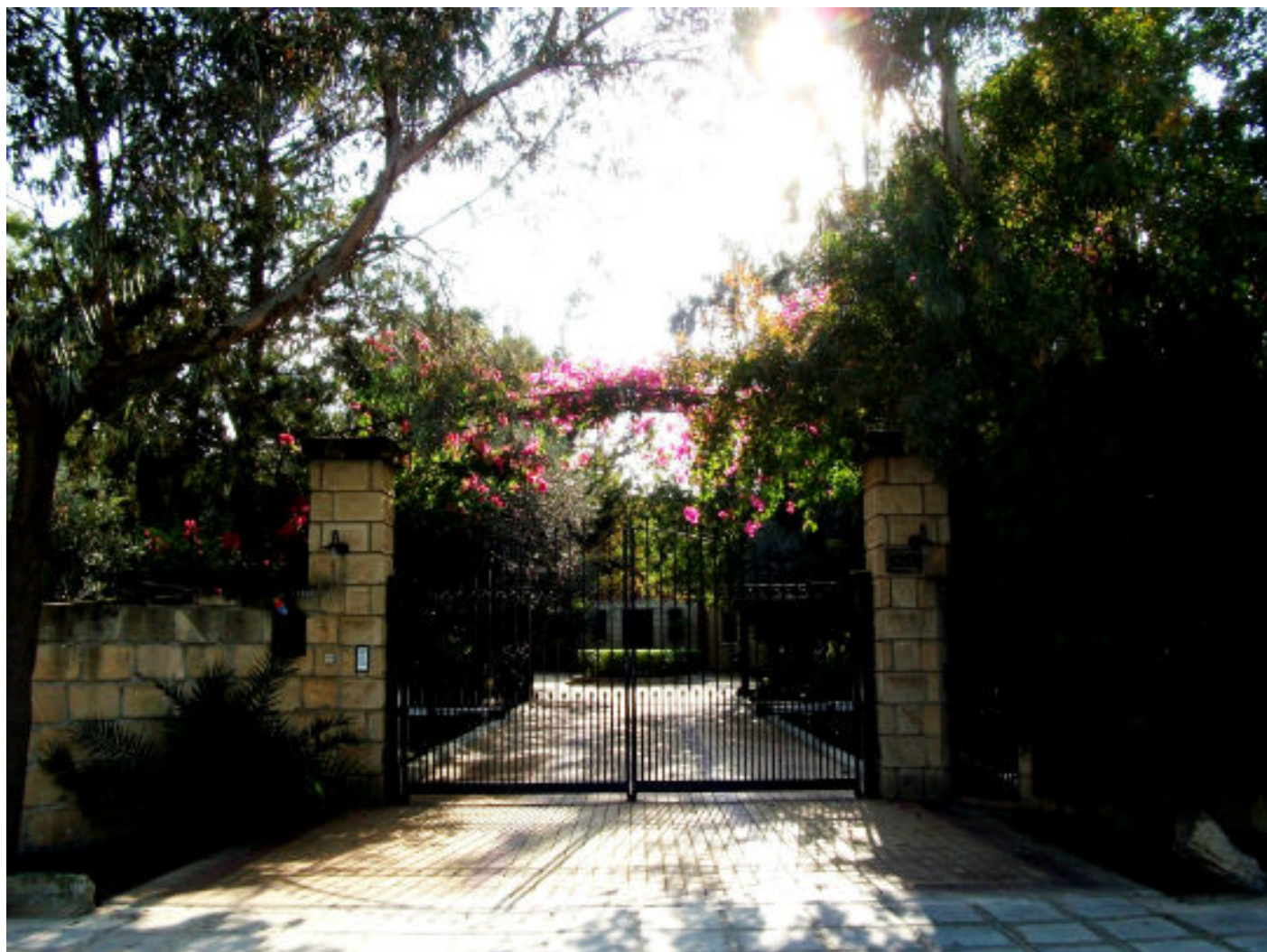
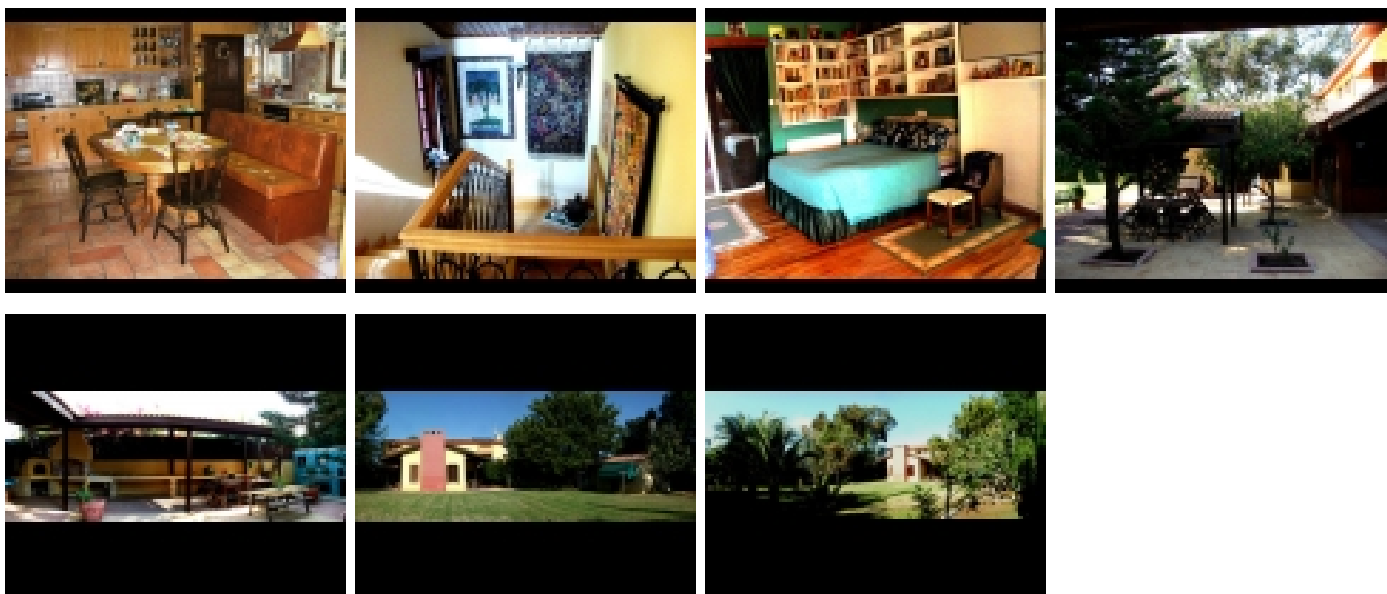


46, VILLA IN LAKATAMIA 1,100,000 EUR





### PROPERTY INFORMATION:

Address	: Lakatamia, Lakatamia, Nicosia
Category	: Houses
Type	: For Sale

### PROPERTY INFORMATION:

An ideal opportunity has arisen for a fantastic investment in a prime location in the Lakatamia area of Nicosia. This unique and fabulously appointed luxury villa has many distinctive and exceptional features. As well as the house, the grounds are also beautifully laid out and are of an exceptional size the total being approximately 4000 m<sup>2</sup> (43000 sq. ft).

The villa is accessed via a large wrought iron gates set in stone pillars and was built around 1995. The property is built to a very high standard and contains unique features such as a hammer beam roof and a very imposing central fireplace. The approach to the house is also of a very distinctive nature being approached via a long drive culminating in a mini round-about at the entrance to the villa. Features of this property are outlined below: Extensive external entrance security Long approach and mini roundabout Front paved area for up to four vehicles Additional frontal courtyard Central pivotal living room with hammer beam roof Hall and hallways Extra flanking living areas Secondary living/TV room Separate cozy study room Downstairs guest shower and WC Extensive kitchen-diner Separate breakfast room Three utility areas Additional ground floor shower/WC Five points of access-two front and three to the rear of the property Wooden stairway with full and half landing Upper floor fully fitted kitchenette All bedrooms with dressing areas and en suite bathrooms Extensive roof terrace Massive garden and patio areas Mature fruit trees and screened vegetation Water turbine and automatic sprinkler system Separate barbeque, traditional clay oven and gazebo Brick build maids en suite quarters Fully air-conditioned and centrally heated

### CONVENIENCE:

**General Amenities:**

**Accessibility Amenities:**

**Appliance Amenities:**

**Community Amenities:**

**Energy Savings Amenities:**

**Exterior Amenities:**

**Interior Amenities:**

Landscape Amenities:  
Security Amenities:

AGENT:

