



## Four Bedroom Mansion in the Center of Nicosia

Kucuk Kaymakli, Nicosia, North Cyprus

- Property Ref: 522
- Private swimming pool 98m2.
- Central location and 2676.43 m2 plot of land.
- High quality construction and classic design.
- A 30 m2 gazebo and a 44 m2 garage.
- A garden with a fence, lawn, fruit trees, flowers and an automatic electric gate.

Starting from

**£1,980,000**



500 m<sup>2</sup>



4 Bedrooms



5 Bathrooms

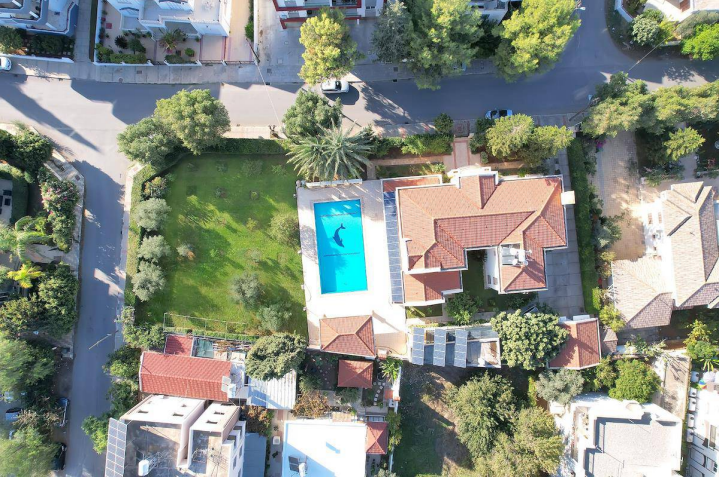


March 2024  
Completion



# Four Bedroom Mansion in the Center of Nicosia

## Exterior Images





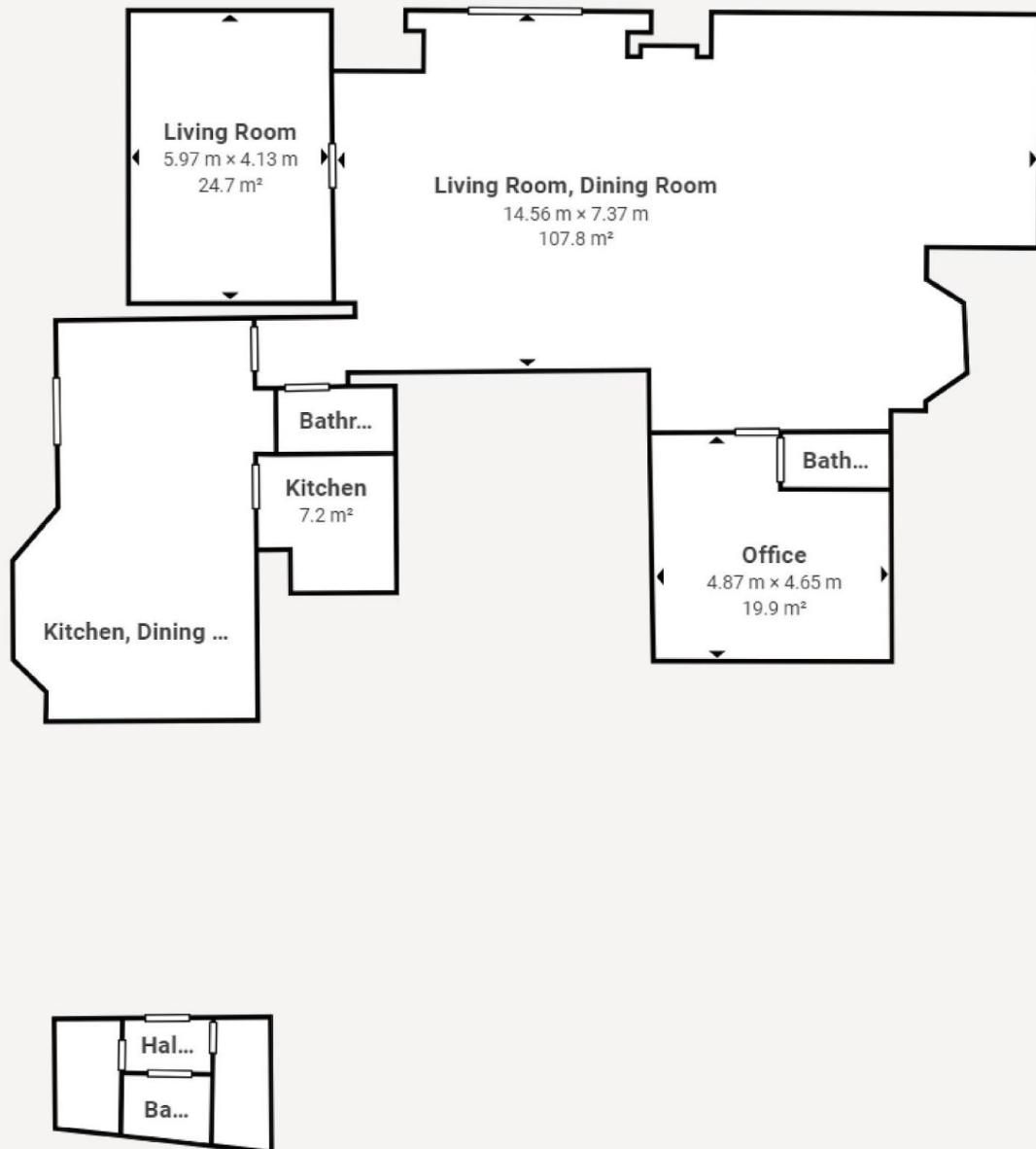
# Four Bedroom Mansion in the Center of Nicosia

## Interior Images



# Four Bedroom Mansion in the Center of Nicosia

## Floor Plan



**Floor 1 : 211.6 m<sup>2</sup>**



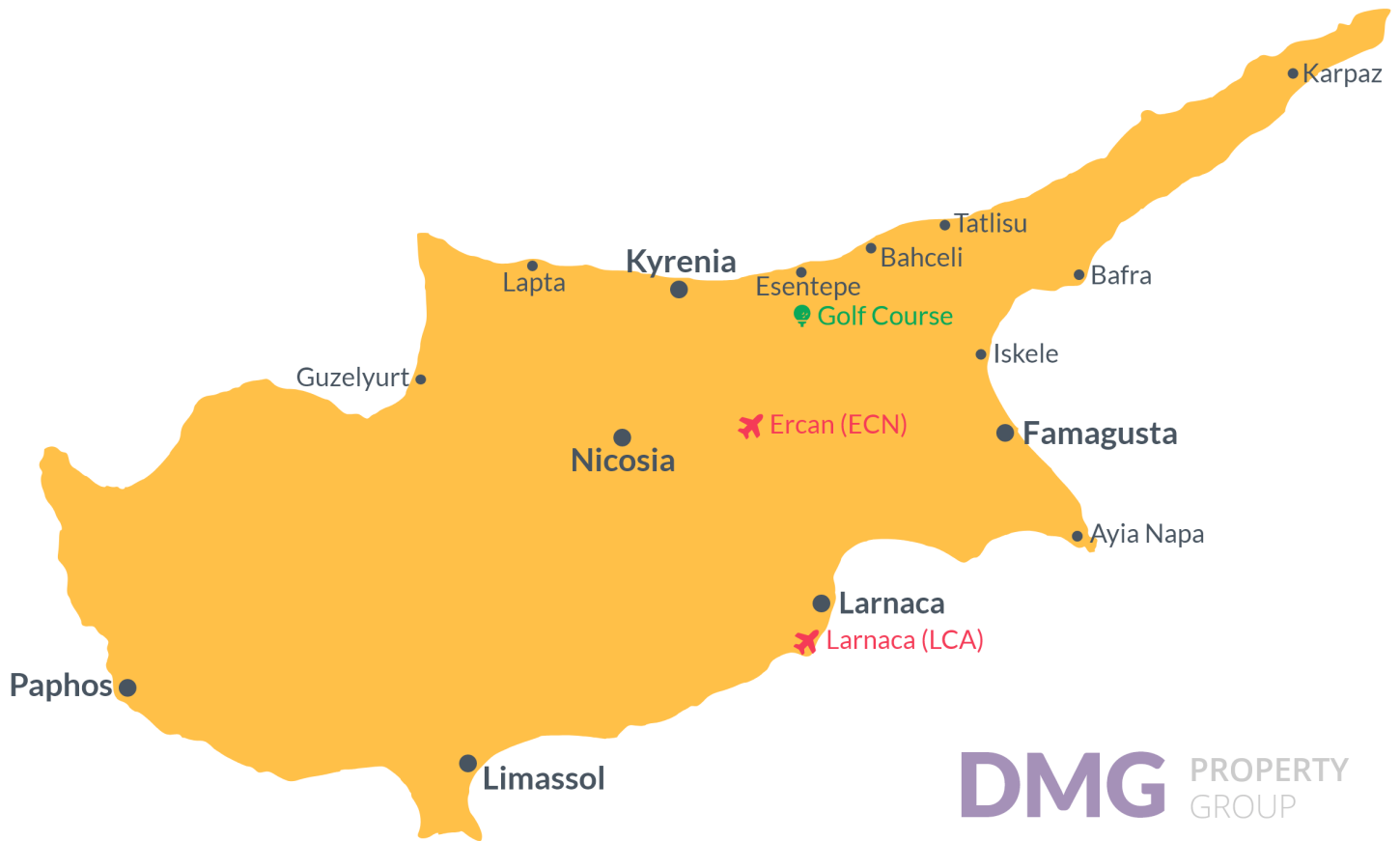
# Site Plan

Kucuk Kaymakli, Nicosia, North Cyprus



# Project Location

The mansion is located in the heart of the city of Nicosia.



Supermarket	1 min	Ledra Palace Crossing Point	5 mins
Polis station	1 min	Near East University	10 mins
Restaurants and Cafes	1 min	Ercan Airport	20 mins
School	2 mins	Kyrenia	22 mins
Stadium	2 mins	Larnaca Airport	50 mins

# About the Project

Indulge in luxury living with this stunning 500 m<sup>2</sup> mansion in the heart of Nicosia. A perfect blend of classic design and comfort awaits you.

The roof is solid, made of concrete, 8cm stone wool, and braas tile for durability and insulation. Inside, enjoy the convenience of central TV, Wi-Fi, and satellite connectivity. The entrance is grand with a captivating gallery featuring a wrought-iron spiral staircase and a 26-meter carved wooden handrail.

The interior is sophisticated yet practical. A 40 m<sup>2</sup> living room with a fireplace, natural marble floors, and a 20 m<sup>2</sup> dining room with a spot system provide comfortable spaces. A spacious 25 m<sup>2</sup> study room with a private WC adds versatility to the layout. The kitchen is the heart of the home, a 44 m<sup>2</sup> space with double granite countertops, along with an 8 m<sup>2</sup> pantry.

Upstairs, three generous bedrooms (3x20 m<sup>2</sup>) offer privacy. The master bedroom is a sanctuary with a 30 m<sup>2</sup> space, an adjoining 16 m<sup>2</sup> closet room, and an en-suite bathroom with a 140x140 JACUZZI. The entire house is equipped with central heating, air conditioners (Mitsubishi inverter + Samsung), and an instant hot water system.

Step outside to enjoy a 7x14 pool, surrounded by a 140 m<sup>2</sup> pool area, covered terrace, and a 30 m<sup>2</sup> gazebo with a tiled roof. The basement beneath the gazebo is a practical space with engines, warehouses, and a water treatment system. The property also includes a 44 m<sup>2</sup> garage, auxiliary buildings (generator room, garden material room, central heating boiler, warehouse, shower, WC, changing room), and a sprawling garden with a fence, lawn, fruit trees, flowers, and an automatic motorized gate.

The mansion sits on four plots, totaling 2676.43m<sup>2</sup>, with a 90-meter-long sidewalk and a corner location for exclusivity. The construction features double walls, decking dowe foam, and a 42 cm wall thickness with plaster for longevity and energy efficiency. Enjoy the benefits of PVC double glass tile, carpeted bedrooms, and an 8 KWA solar electric system, making this mansion a distinct and sustainable residence in Nicosia. Live the high life with comfort and style.

# Lowest Price Unit For This Property Type

## Property Info

Type

**4 Bedroom Villa**

No

**1**

Floor

Interior

**385.10 m<sup>2</sup>**

Balcony Terrace

Total Living Space

**114.90 m<sup>2</sup>**

**500.00 m<sup>2</sup>**

Plot

Private Pool

**2676.43 m<sup>2</sup>**

**98.00 m<sup>2</sup>**



