# 3plus1-Bedroom House for Sale in Geri

**FOR SALE - € 485,000 + VAT EUR**



https://www.mayfaircyprus.net/p/261384

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|---|---|
| Prop No. | **261384** |
| City: | **Nicosia** |
| Area: | **Geri** |
| Bedrooms: | **3 Bedrooms** |
| Bathrooms: | **3 Baths** |
| Covered area: | **150 $m^2$** |
| Covered Veranda: | **30 $m^2$** |
| Plot: | **304 $m^2$** |
| Title deeds: | **After construction** |
| Property Type: | **Detached** |
| Condition: | **New** |
| Delivery Date: | **20 Months** |

A modern residential development ideally positioned in the sought-after area of Geri, Nicosia, within a peaceful residential setting on the borders of two municipalities and approximately 500 metres from Athalassa National Forest Park.

The development benefits from a prime location, providing convenient access to the main road network and the motorways connecting Nicosia to Larnaca and Limassol.
A range of key amenities and destinations are also within easy reach, including the capital's largest green area, Nicosia General Hospital, major shopping centers, the University of Cyprus and the south-eastern suburbs of Nicosia.

The project features a selection of contemporary houses, designed with spacious 3+1-bedroom layouts.

Occupying a plot of 304 sqm, this particular residence offers 150 sqm of internal covered area.
The ground floor comprises a generous open-plan kitchen and living area, an additional room suitable for a home office or study, and a guest WC.
The upper floor accommodates a master bedroom with en-suite facilities, two further bedrooms and a shared family bathroom.

Externally, the property enjoys a covered veranda of 30 sqm and a private swimming pool, creating an attractive setting for outdoor dining and leisure.
Additional features include covered parking and a private storage room.

The project is currently under study, with an estimated delivery of 20 months following the issuance of the required permits.

## Property features

- Balcony
- Covered Parking
- Double Glazing
- En-suite
- Guest W.C
- Intercom System
- Main Bathroom
- Open Plan Fitted Kitchen
- Photovoltaic Panels
- Play Room / Office
- Pressurized Water System
- Private Pool
- Solar Panels
- Store Room

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