



Ref. No.: PR30024

FOR SALE

Luxury Mansion GSP-Strovolos, Nicosia

3128m² plot

ALTAMIRA 

A luxury mansion in a quiet and attractive location in Strovolos, Nicosia.

The Location

- ▮ This exclusive property is situated in one of the most sought-after neighborhoods of the capital, in the area known as 'GSP'. The area is renowned for its high-end houses and select properties.
- ▮ It is ideally situated close to 'The Senior School', approximately 1.3km west of the Nicosia-Limassol motorway and roughly 2km southwest of GSP stadium. Additionally, it offers easy access into the city but also to the motorway. The 'Mall of Cyprus', 'IKEA' and the General Hospital are also a short drive away.

The Construction

- ▮ The mansion was constructed in 2010 and sits on four adjacent building plots. Along its southeastern boundary the property abuts onto a public road with a 92-meter frontage. Furthermore, along its southwestern and northwestern boundaries the mansion abuts onto a public green area with mature trees, guaranteeing the property's outmost privacy.
- ▮ The materials used have been of the upmost quality, including marble and granite finishes, double-glazed windows, decorative plasterboard ceilings and solid wood flooring in the bedrooms. Additionally, it also benefits from home automation systems including lighting/temperature/curtain controls, embedded speak/music system, security and CCTV system, a lift, hidden decorative lighting, VRV air-conditioning, underfloor heating and two fireplaces.

INDICATIVE PRICE
€4.500,000





The Layout

GROUND FLOOR

The ground floor comprises of an impressive entrance hall with open plan living and dining areas with views of the pool and garden, a private office and an elegant kitchen area. There are also ancillary areas including a cloakroom, laundry room, a small cellar and two WCs.

FIRST FLOOR

The 1st floor comprises of four (4) bedrooms, all of which benefit from en-suite facilities. The master bedroom also enjoys the use of a jacuzzi and a large walk-in-closet.

BASEMENT

The basement comprises of a small studio apartment for staff, a cellar, a home-cinema area, a gym with a bathroom and sauna. Additional ancillary areas include storage areas, a strong room and plant & machinery areas. Externally there is a small patio with an external staircase that leads to the ground floor garden. It should be noted that access between all floors can be carried made via an internal staircase or lift.

EXTERIOR

Externally, the mansion benefits from an impressive entrance with a small private roundabout, four (4) covered parking areas and ample uncovered parking areas. Furthermore, there is a private orchard landscaped gardens and a large overflow swimming pool. Directly outside the kitchen there are BBQ facilities and covered verandas for outdoor entertaining. Finally, next to the swimming pool there is an ancillary building which comprises of an outdoor seating area with an outdoor fireplace, changing room with a bathroom, a small kitchen and the pool's plant room.



EXCLUSIVE FEATURES

- Lift
- Cellars
- Swimming pool
- Gym & Sauna & Jacuzzi
- Cinema room
- Orchard
- Outdoor kiosk with fireplace
- Strong Room

	Extent
Land area	3,128m ²
Ground Floor	430m ²
1st Floor	266m ²
Basement	270m ²
Auxiliary Room	93m ²
Covered Verandas	281m ²
Covered Parking	97m ²









Cadastral Details

District	Nicosia	Property Type	House
Municipality	Strovolos	Sheet / Plan	30/22W1
Quarter	Ap. Varnavas &	Parcel no.	1392, 1393, 1219, 1220
	Ag. Makarios	Block	11
Reg. Number	0/7970, 0/7971	Share	1/1
	11/1221, 11/1222	Area	3128m ²

Planning Zone Details

Planning Zone	Ka8
Building Density	60%
Coverage Coeff.	35%
Max. Allowed Floors	2
Max. Building Height	10m

CLICK
TO VIEW
PROPERTY
ONLINE



4
COVERED SPACES



CELLAR



POOL



GYM



HOME
CINEMA



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