

For Sale, House, Detached House, Nicosia, Agios Andreas, 581m², 821m²

For Sale : **€ 1,535,000**

Description
Spacious Four-Bedroom House with Indoor Pool in Agios Andreas, Nicosia

Located in the prestigious area of Agios Andreas, Nicosia, this expansive four-bedroom residence offers a total internal area of 581 sqm, combining elegance, comfort, and convenience in one of the city's most desirable neighborhoods.

The ground floor, covering 325 sqm, features a spacious kitchen with dining area, a grand entrance hall, multiple living and sitting areas, a formal dining room, guest toilet, and three generously sized en-suite bedrooms.

The 112 sqm basement offers additional living and entertainment spaces, including a playroom, kitchenette/laundry area, service bedroom, sauna, shower room, sitting area, and an interior heated swimming pool. A dedicated mechanical room supports the home's utilities and systems.

Externally, the property benefits from a private patio and three covered parking spaces.

Originally renovated approximately 20 years ago, the house is equipped with central air conditioning, central heating, and three fireplaces, offering year-round comfort and character.

The immediate area is predominantly residential and enjoys excellent accessibility to the Nicosia city center, making it ideal for families and professionals alike.

The asset is situated within residential planning zone Kα7, allowing for:

Building density: 80%

Coverage: 45%

Maximum floors: 2

Maximum height: 8.3m / 10m

This is a rare opportunity to acquire a distinguished home in one of Nicosia's most established areas, with generous living space and strong development potential.

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Detached House**
Bedrooms: **4**
Furnished: **Unfurnished**
Construction Year: **1957**
Bathrooms: **4**
Covered Parking: **3**
Renovation Year: **2000**
Kitchen Type: **Separated**

Area

Internal Area: **325m²**
Plot Area: **821m²**
Covered Verandas: **21m²**
Covered Area: **581m²**

Energy & Heating

Heating Type: **Central Heating**
Energy Efficiency Grade: **E**
Cooling Type: **Central Cooling**

Further Details

Secure Door, Home Office, Separate Laundry Room, Maids Room, Fireplace, Private Swimming Pool, Storage Space, Water, Electricity, Air Condition

Gallery













