



## For Sale, Apartment, Ground Apartment, Nicosia, Chrysaliniotissa

REG. 1/311, AGIOS KASSIANOS, NICOSIA

For Sale : **€ 490,000**

### Description

Rare Heritage-Listed Investment Gem in Historic Nicosia – ~280 m<sup>2</sup> Total Living Space | G&P Lazarou Estate Agents

Discover an opportunity to own a beautifully restored, officially listed heritage house in the heart of Nicosia's historic core.

This exceptional multi-unit property offers:

Total internal living space ≈280 m<sup>2</sup> (including lofts & basement) on a 271 m<sup>2</sup> plot

Building covered area ≈227 m<sup>2</sup>

Layout breakdown: 4-Bedroom Heritage House: 122 m<sup>2</sup> main + 20.5 m<sup>2</sup> lofts + 14 m<sup>2</sup> basement + 20 m<sup>2</sup> yard

2-Bedroom Apartment: 45.3 m<sup>2</sup> main + 4 m<sup>2</sup> loft + 4 m<sup>2</sup> yard

Studio 1: 33 m<sup>2</sup> main + 9 m<sup>2</sup> loft

Studio 2: 28 m<sup>2</sup> main + 5 m<sup>2</sup> loft

### Key advantages:

Fully eligible for government grants & subsidies covering a significant portion of conservation, renovation and maintenance costs – none claimed to date, so the new owner can maximise all available benefits

Ideal for multi-generational living, long-term rental income, short-term holiday lets or boutique guesthouse / Airbnb-style hospitality concept

Surrounded by narrow cobbled streets, vibrant cafés, local markets and a rapidly revitalising old-town atmosphere – one of Nicosia's most desirable and appreciating neighbourhoods

A rare chance to acquire a piece of living history with immediate income potential and future capital growth.

Contact G&P Lazarou Estate Agents today at [www.gplazarou.com](http://www.gplazarou.com)

### Details

Property Type: **Apartment**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Ground Apartment**

Bedrooms: **8**

Furnished: **Fully Furnished**

Construction Stage: **Resale**

Bathrooms: **5**

Construction Year: **1950**

Kitchen Type: **Separated**

### Area

Internal Area: **227m<sup>2</sup>**

Total Area: **271m<sup>2</sup>**

### Energy & Heating

Heating Medium: **Underfloor Heating**

### Further Details

Air Condition



## Gallery



