

For Sale, Apartment, Ground Apartment, Nicosia, Chrysaliniotissa

For Sale : **€ 490,000**

Description
Rare Heritage-Listed Investment Gem in Historic Nicosia – ~280 m² 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 m² (including lofts & basement) on a 271 m² plot
Building covered area ≈227 m²
Layout breakdown:4-Bedroom Heritage House: 122 m² main + 20.5 m² lofts + 14 m² basement + 20 m² yard
2-Bedroom Apartment: 45.3 m² main + 4 m² loft + 4 m² yard
Studio 1: 33 m² main + 9 m² loft
Studio 2: 28 m² main + 5 m² 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

Details

Property Type: **Apartment**
Status: **Available**
Website

Main Features

Property Subtype: **Ground Apartment**
Construction Stage: **Resale**
Construction Year: **1950**
Bedrooms: **8**
Bathrooms: **5**
Kitchen Type: **Separated**
Furnished: **Fully Furnished**

Area

Internal Area: **227m²**
Total Area: **271m²**

Energy & Heating

Heating Medium: **Underfloor Heating**

Further Details

Air Condition

Gallery























