



For Sale, House, Nicosia, 450m², 646m²

For Sale : € 555,000

Description

"Properties listed with a Reserve Price indicate that the Seller reserves its right to not accept offers below the specified price. All offers must exceed the Reserve Price. While lower offers may be submitted, they are unlikely to be considered by the Seller."

 Grand two-storey detached residence in the prestigious Agios Andreas quarter, Nicosia Municipality.

 Situated in one of Nicosia's most historic and traditionally affluent residential districts, this property is located in an area long associated with high-end estates and notable households.

 Property Specifications:
 •Land Area: 646 sq.m.
 •Internal Area: 450 sq.m.
 •Covered Verandas: 54 sq.m.
 •Uncovered Verandas: 150 sq.m.
 •Covered Parking: 29 sq.m.

 Internal Layout:
 •The ground floor features an elegant entrance hall, a formal dining room, and a separate living room with a fireplace. The level also includes a dedicated office/study, a guest W/C, and a spacious kitchen with a pantry and secondary dining/sitting area. Two internal staircases provide access to the upper floor.
 •The first floor comprises six (6) bedrooms, including a master suite with en-suite facilities, a family living area, a central hall, and two additional bathrooms.

 Location:
 The residence is situated approximately 380 meters east of Agios Pavlos Church and 120 meters southwest of the administrative facilities of the Central Prisons.

 The property is held within a Special Purpose Vehicle (SPV). Acquiring the company shares results in no Transfer Fees and no VAT being applicable to the transaction.

 Energy Category: D

Details

Property Type: **House**

Status: **Available**

[Website](#)

Main Features

Town Planning Zone: **Residential**
Living Rooms: **2**

Construction Year: **1975**
Kitchens: **1**

WC Bathrooms: **1**
Furnished: **Unfurnished**

Area

Covered Verandas: **24m²**
Plot Area: **646m²**

Uncovered Verandas: **102m²**

Covered Area: **450m²**



Gallery





