

For Sale, House, Detached House, Nicosia, 246m²

For Sale : **€ 395,000**

Description
FOR SALE LISTED BUILDING AND PLOT IN WALLED CITY, NICOSIA
Historic City Living in Nicosia
Located in the highly sought-after and central historic area of the walled city of Nicosia, with access on Perikleous Street as well as Palaion Patron Germanou Street, this unique listed building and accompanying plot offer a fantastic lifestyle and investment opportunity. The prospective investor can take advantage of a 60,000 Government Restoration Grant as well as added benefits from the ample Building Coefficient. It represents a solid asset for an investor or a professional, looking to restore a piece of history into a comfortable everyday home right in one of the capital's premier cultural neighborhoods with exceptional connectivity.
Restoration Potential & Historic Charm
This property features a classic architectural shell dating back to 1935, offering immense potential for complete customization. The historic facade, featuring an ornate wrought-iron transom and substantial decorative wooden double doors, is full of period charm. Sitting on a generous total plot area of 246 square meters (comprising two adjacent parcels), it easily handles your ambitious renovation plans. It is offered as a complete restoration project, providing a complete blank canvas so you can design and rebuild exactly what you envision. The property opens up to the picturesque streets of old Nicosia, providing a unique space to transform into a private urban oasis.
Key Property Features
Property Type: Listed Building and Plot (For Sale)
Total Plot Area: 246 square meters
Build Date: 1935
Condition: Requires complete restoration
Special Feature: Heritage/Listed Building status
Nearby Landmarks
Conveniently located for a vibrant and active urban routine, this property is exceptionally well-positioned in the historic center of Nicosia. Future residents will enjoy immediate access to traditional cafes, popular local tavernas, and essential retail services right in the neighborhood. Key nearby landmarks include the bustling Ledra Street shopping district, Eleftheria Square, and various museums within the walled city. Culture lovers will appreciate the proximity to these iconic areas for relaxing outdoor walks. Furthermore, the property's location provides immediate and highly efficient access to the modern Nicosia city center, making daily commutes absolutely seamless.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

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

Main Features

Property Subtype: **Detached House**
Construction Stage: **Resale**
Construction Year: **1935**

Area

Plot Area: **246m²**

Gallery



Τεμάχιο:107	
Δήμος/ Κοινότητα:	ΛΕΥΚΩΣΙΑ, ΛΕΥΚΩΣΙΑ
Ενορία:	ΤΑΜΠΑΚΧΑΝΕ
Τμημα:	1
Αρ. Φ/Σχ:	21/460507
Αρ. Εγγρ.:	1/179
Αξία 1980 Αξία 2018:	€13,668.81 €71,300
Αξία 2021:	€57,000
Εμβαδόν:	144μ2
Κατηγορία:	ΓΗ
Σχ.Ανάπτυξης	ΣΧΕΔΙΟ ΠΕΡΙΟΧΗΣ ΚΕΝΤΡΟΥ ΛΕΥΚΩΣΙΑΣ
Πολ. Ζώνη:	Κα-α(100%)
Περιγραφή Ζώνης	ΖΩΝΗ ΟΙΚΙΣΤΙΚΗΣ ΑΝΑΠΤΥΞΗΣ-ΠΕΡΙΤΕΙΧΙΣΜΕΝΗ ΠΟΛΗ
Δόμηση:	140%
Κάλυψη:	70%
Ορόφοι:	2,
Υψος:	8μ
Lat:	35.171490
Long:	33.359578





Τεμάχιο:108	
Δήμος/ Κοινότητα:	ΛΕΥΚΩΣΙΑ, ΛΕΥΚΩΣΙΑ
Ενορία:	ΤΑΜΠΑΚΧΑΝΕ
Τμημα:	1
Αρ. Φ/Σχ:	21/460507
Αρ. Εγγρ.:	1/180
Αξία 1980 Αξία 2018:	€11,105.91 €60,000
Αξία 2021:	€48,000
Εμβαδόν:	102μ2
Κατηγορία:	ΓΗ
Σχ.Ανάπτυξης	ΣΧΕΔΙΟ ΠΕΡΙΟΧΗΣ ΚΕΝΤΡΟΥ ΛΕΥΚΩΣΙΑΣ
Πολ. Ζώνη:	Κα-α(100%)
Περιγραφή Ζώνης	ΖΩΝΗ ΟΙΚΙΣΤΙΚΗΣ ΑΝΑΠΤΥΞΗΣ-ΠΕΡΙΤΕΙΧΙΣΜΕΝΗ ΠΟΛΗ
Δόμηση:	140%
Κάλυψη:	70%
Ορόφοι:	2,
Υψος:	8μ
Lat:	35.171411
Long:	33.359650





