



For Sale, House, Townhouse, Nicosia, Walled Old City, 454m²

(ID:40873), REG. 1/423, NEMPETCHANE, NICOSIA

For Sale : € 295,000

Description

Historic Gem in the Old City: Listed Single-Storey House in Nempetchane, Nicosia
Authentic Heritage Property in the Heart of the Walled City
Step back in time with this rare and prestigious listed residence located in the historic Nempetchane quarter of Old Nicosia. Situated within the iconic Venetian Walls, this single-storey home represents a significant piece of Cypriot architectural heritage, offering a unique opportunity for restoration into a boutique residence, a cultural space, or a flagship commercial office.

Architectural Integrity & Character

Built in 1955, the property maintains the classic materiality of Nicosia’s traditional urban fabric:
Traditional Construction: The external walls are crafted from a combination of natural stone and mud bricks (plithari), providing excellent natural thermal insulation. The roof is finished with timeless ceramic tiles.
Spacious Footprint: The asset features an internal area of 165 m², currently configured into three large rooms that retain the high-ceiling grandeur typical of the era.
Private Courtyard: The house includes a backyard, a coveted feature in the Old City, offering a secluded outdoor space that can be transformed into a lush Mediterranean patio.
Large Plot: Sitting on a total land area of 454 m², the property offers substantial outdoor space compared to the densely packed structures typically found within the walls.

Unbeatable Location: The Cultural Core

The property is positioned at the intersection of history and modern urban revival:
Strategic Neighbors: You are just 90 meters from Ledras Street, the city’s primary pedestrian commercial artery.
Spiritual & Civic Landmarks: Only 170 meters from Faneromeni Church—the social heart of the old city—and 380 meters from the newly redesigned Eleftherias Square, connecting the old city to the modern business district.
Atmosphere: The immediate area is a vibrant mix of restored listed buildings, boutique hotels, artisan workshops, and trendy cafes, reflecting Nicosia’s successful urban revitalization efforts.

Property Summary:
Internal Area: 165 m²
Plot Size: 454 m²
Status: Listed (Preserved Heritage)
Title Deed: Available
VAT: Not Applicable

Restore a Piece of History

Contact G&P Lazarou Estate Agents today at +357 22024949 or email info@gplazarou.com to explore the restoration potential and government incentives available for this historic landmark!

Details

Property Type: House Website	Status: Available	Unit Number: 14
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Main Features

Property Subtype: Townhouse Bedrooms: 3	Construction Stage: Resale Furnished: Unfurnished	Construction Year: 1955
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Area

Internal Area: 465m²	Plot Area: 454m²
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