



For Sale, House, Semi-detached House, Nicosia, Lakatameia, Anthoupolis, 560m²

(ID:PR44613), ARCHANGELOS-ANTHOUPOLI,
LAKATAMEIA, NICOSIA, REG. 3/726

For Sale : **€ 465,000**

Description

Discover an exceptional investment opportunity in the highly sought-after Archangelos/Anthoupoli area of Lakatamia Municipality, one of Nicosia's most developed and desirable residential locations, offering immediate access to all essential amenities and major road connections.

The properties are strategically located close to the Archangelos roundabout and Morphou Avenue, providing easy access to Nicosia city centre and surrounding areas. The neighborhood benefits from a wide range of amenities and services including schools, banks, supermarkets, shops, and everyday conveniences.

The two semi-detached houses were constructed around 1993 on a plot with a total area of approximately 560 sq.m., falling within residential planning zone Kα6 with a building density factor of 90%, enhancing the long-term investment potential of the property.

The southeast ground-floor house consists of an open-plan living, dining, and kitchen area, a guest toilet, a bathroom with shower, two bedrooms, and verandas. The internal area amounts to approximately 77 sq.m., while the covered verandas amount to approximately 20 sq.m.

The northwest two-storey house offers spacious living areas and a highly functional layout. The ground floor consists of an open-plan living and dining area, a separate open-plan kitchen and dining space, and a guest toilet. The first floor features an additional living room, kitchenette, four bedrooms, and a family bathroom, while the master bedroom benefits from an ensuite bathroom with shower and a walk-in closet. The internal area amounts to approximately 226 sq.m., while the covered verandas amount to approximately 11 sq.m.

The properties are vacant and ready for immediate use, making them an ideal option both for owner-occupancy and for real estate investment in Cyprus, with strong rental and future appreciation potential.

Do not miss the opportunity to acquire two residences in one of Nicosia's most desirable residential areas.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gpazarou.com to arrange your private viewing!

Details

Property Type: **House**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Semi-detached House**
Bedrooms: **6**
Furnished: **Unfurnished**

Construction Stage: **Resale**
Bathrooms: **3**
Uncovered Parking: **2**

Construction Year: **1993**
Kitchen Type: **Open Plan**

Area

Internal Area: **303m²**
Plot Area: **560m²**

Covered Verandas: **20m²**

Uncovered Verandas: **11m²**



Gallery













