



For Sale, House, Detached House, Nicosia, Lympia, 669m²

(ID:PR45197), REG. 0/12872, KOLYMPOS, LYMPIA, NICOSIA

For Sale : **€ 250,000**

Description

Detached 3-Bedroom House with Basement for Sale in Lympia, Nicosia

Discover a spacious detached three-bedroom ground-floor house with a basement in the community of Lympia, Nicosia District, situated in a developing and attractive residential area that offers comfort, accessibility, and excellent long-term potential.

The property enjoys a prime location just a short distance from Lympia Elementary School and the Lympia Cultural Center. It also benefits from easy access to the motorway, providing convenient connections to Nicosia, Larnaca, and neighboring communities, while being close to all essential amenities and services.

Built around 1995, the house comprises a ground floor and a basement level. The ground floor features a spacious living room, separate dining area, kitchen, three bedrooms, a guest WC, and a family bathroom with WC. The practical layout and generous living spaces make it ideal for comfortable family living.

The basement offers substantial additional space and includes a large multipurpose room, a kitchen, and a guest WC, making it suitable for storage, a home office, an entertainment area, or other uses according to the owner's needs.

Externally, the property benefits from a fenced perimeter, covered and uncovered verandas, providing privacy and pleasant outdoor living spaces.

The internal area of the house is approximately 158 sq.m., while the covered verandas amount to approximately 29 sq.m. and the basement extends to approximately 120 sq.m. The property is built on a 669 sq.m. plot with an impressive frontage of approximately 49 meters and falls within the residential planning zone Ka6 with a building density coefficient of 90%, enhancing its long-term investment potential.

This property represents an excellent opportunity for buyers seeking a spacious family home or a valuable real estate investment in Cyprus within an area experiencing continuous growth and increasing demand.

Please note that the property is currently occupied.

Do not miss the opportunity to acquire a spacious residence with outstanding potential in one of Nicosia District's growing residential areas.

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**

Bedrooms: **3**

Furnished: **Unfurnished**

Construction Stage: **Resale**

Bathrooms: **1**

Covered Parking: **1**

Construction Year: **1995**

Kitchen Type: **Separated**

Area

Internal Area: **158m²**

Covered Verandas: **29m²**

Plot Area: **669m²**



Gallery

