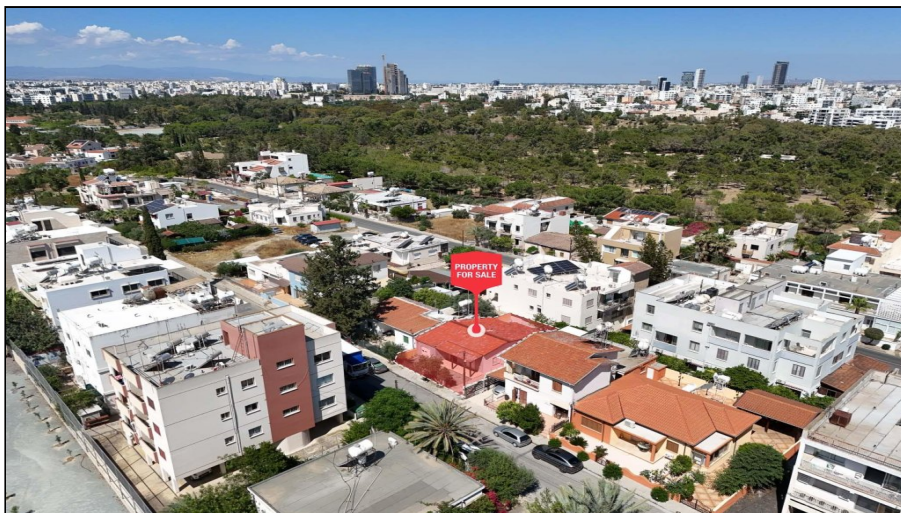




For Sale, House, Semi-detached House, Nicosia, Aglantzia, 251m²

(ID:PR42572), PALIOCHORAFIES, AGLANTZIA, NICOSIA, REG. 2/1985

For Sale : **€ 175,000**

Description

2-Bedroom Semi-Detached Ground Floor House for Sale in Aglantzia, Nicosia

Discover an excellent opportunity to acquire a home in one of Nicosia's most established and highly sought-after residential areas. This semi-detached ground-floor house is ideally located in the heart of Aglantzia, offering immediate access to all essential amenities and services.

The property enjoys a prime location just a short distance from Larnacos Avenue, Academy Park, and Aglantzia 3rd Primary School. The area is highly desirable, combining a peaceful residential environment with excellent connectivity to Nicosia city centre, universities, schools, supermarkets, shops, and leisure facilities.

Originally built around 1967 and renovated at a later stage, the residence combines practicality with enduring value. It features a spacious open-plan living and dining area, a separate kitchen with a dining space, two comfortable bedrooms, and a bathroom with WC.

Externally, the property offers covered verandas, a private courtyard, and an uncovered parking area, providing additional convenience and outdoor living space.

The house has an internal area of approximately 118 sq.m. and covered verandas of approximately 11 sq.m. It is built on a plot of approximately 251 sq.m. and falls within the residential planning zone Ka4 with a building density coefficient of 120%, enhancing its long-term development and investment potential.

The property is vacant and ready for immediate occupancy. It represents an excellent opportunity both for private residence and for real estate investment in Cyprus, thanks to its outstanding location and the consistently strong demand in the Aglantzia area.

Do not miss the opportunity to acquire a property with excellent potential in one of Nicosia's most desirable locations.

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**

Construction Stage: **Resale**

Construction Year: **1967**

Bedrooms: **2**

Bathrooms: **1**

Kitchen Type: **Open Plan**

Furnished: **Unfurnished**

Uncovered Parking: **1**

Area

Internal Area: **118m²**

Covered Verandas: **11m²**

Plot Area: **251m²**



Gallery



