



For Sale, Building, Residential Building, Nicosia, Deftera Kato, 426m²

(ID:PR42404), KREMMOS, KATO DEFTERA,
NICOSIA, REG. 3/557

For Sale : **€ 415,000**

Description

Property with Completed Ground Floor House and Incomplete Two-Storey House for Sale in Kato Deftera, Nicosia
Discover a unique investment opportunity in Kato Deftera, one of the most attractive residential areas of Nicosia District, combining comfortable living, development potential, and an excellent location.

The property is situated on a quiet cul-de-sac, close to Agios Nikolaos Church and within a short distance of Grammar School, providing easy access to schools, supermarkets, shops, services, and the road network connecting Nicosia with neighboring communities.

The property consists of a completed ground-floor residence and an incomplete two-storey house, offering exceptional flexibility for both residential use and real estate investment in Cyprus.

The completed ground-floor house was constructed around 2007 and features a spacious living room, dining room, kitchen, guest toilet, and two bedrooms, with the master bedroom benefiting from an en-suite bathroom. Externally, the property includes a private swimming pool, courtyard, verandas, and covered parking, creating a comfortable and enjoyable living environment.

The incomplete two-storey house offers outstanding potential for completion according to the new owner's preferences and requirements. According to the design, it will comprise a kitchen, living room, guest toilet, shower room, laundry room, and three bedrooms, with the master bedroom featuring an en-suite shower room. In addition, the property includes an impressive roof garden of approximately 190 sq.m., ideal for outdoor entertaining and relaxation.

The completed ground-floor residence offers approximately 148 sq.m. of internal living space, approximately 25 sq.m. of uncovered verandas, and approximately 20 sq.m. of covered parking. The incomplete two-storey house offers approximately 278 sq.m. of internal area, providing exceptionally generous living spaces.

The property is built on a plot of approximately 559 sq.m. and falls within the residential planning zone H2 with a building density coefficient of 90%, further enhancing its long-term value and development prospects.

It should be noted that a mutual agreement has been reached regarding the property, under which it will be delivered vacant without the payment of rent.

This property represents an excellent opportunity for buyers seeking a residence, a development project, or a valuable real estate investment in Cyprus with significant future potential.

Do not miss the opportunity to acquire a property featuring a completed residence, private swimming pool, and additional development potential in one of Nicosia's most sought-after residential locations.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gpazarou.com to arrange your private viewing!

Details

Property Type: **Building**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Residential Building**

Construction Stage: **Resale**

Construction Year: **2007**

Bathrooms: **3**

Kitchen Type: **Open Plan**

Furnished: **Unfurnished**

Covered Parking: **1**

Floors Building: **2**

Area

Covered Area: **426m²**

Uncovered Area: **25m²**

Total Area: **559m²**



Gallery

