

# For Sale, House, Detached House, Nicosia, Agios Andreas, 716m²

For Sale : **€ 450,000**

**Description**
For Sale Detached house in Agios Andreas, Nicosia
Discover a rare investment opportunity with this charming townhouse for sale in the prestigious and highly sought-after area of Agios Andreas, Nicosia. Situated in one of the capital's most established and desirable neighborhoods, this property offers exceptional potential for renovation, redevelopment, or the creation of a beautiful family residence in a prime central location.
Originally built in 1969, the property is full of character and offers a 169 sq.m. internal living area, complemented by an additional 24 sq.m. basement, all set on an impressive 716 sq.m. plot. The substantial plot size provides excellent possibilities for upgrading the existing residence, extending the property, or exploring future development opportunities, subject to the relevant planning permissions.
The townhouse enjoys a peaceful residential setting while benefiting from its strategic location in one of Nicosia's highest-demand areas. Agios Andreas is renowned for its elegant homes, tree-lined streets, diplomatic presence, and close proximity to the city centre, making it one of the most prestigious addresses in the capital.
Whether you are looking to restore a home with timeless character, create your dream residence, or make a valuable real estate investment, this property offers outstanding long-term potential. The combination of its generous plot, excellent location, and increasing demand for properties in Agios Andreas makes this an exceptional opportunity for homeowners and investors alike.
Residents benefit from immediate access to supermarkets, private and public schools, embassies, universities, cafés, restaurants, pharmacies, parks, and all essential daily amenities. The property also offers excellent connectivity to central Nicosia and the surrounding districts.
Nearby Landmarks:
Presidential Palace – approximately 1.5 km away
Cyprus Museum – approximately 1.5 km away
University of Cyprus (City Campus) – approximately 2 km away
Ledra Street – approximately 2 km away
Nicosia City Centre (Eleftheria Square) – approximately 2.5 km away
This is a unique opportunity to acquire a property with outstanding potential in one of Nicosia's most prestigious and high-value residential locations.
To discover more options in this area, you can browse our complete portfolio of houses for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/house-for_sale/in/Nicosia/
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**
Construction Stage: **Resale**
Construction Year: **1949**

## Area

Plot Area: **716m²**

## Further Details

Water, Electricity