

For Sale, Building, Residential Building, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 509m², 586m²

For Sale : **€ 450,000**

Description
For Sale Residential Building In Aglantzia, Nicosia
Discover an exceptional investment opportunity with this residential building for sale in Aglantzia, Nicosia, ideally positioned in one of the capital's most established and high-demand residential areas. Offering a combination of spacious apartments, excellent rental potential and a prime location close to universities, the city centre and all essential amenities, this property is an ideal choice for investors seeking immediate income and long-term capital appreciation.
The building comprises five residential units, providing an excellent mix of apartment sizes suitable for families, professionals and students. Apartment 1, located on the first floor, offers 133 m² of internal area together with a 24 m² covered veranda, creating generous indoor and outdoor living spaces. Apartment 2, situated on the ground floor, features 58 m² of internal area, making it ideal for a single occupant or couple. Apartment 3, also on the first floor, provides 133 m² of internal area with an additional 24 m² covered veranda, offering another spacious family residence. Apartment 4, located on the ground floor, offers 123 m² of internal area complemented by a 20 m² veranda, while Apartment 5, positioned on the first floor, comprises 62 m² and was fully renovated in 2003, enhancing its appeal and functionality.
Located in the highly sought-after area of Aglantzia, the property enjoys immediate access to supermarkets, schools, cafés, restaurants, pharmacies, banks and all essential everyday amenities. Its strategic location offers excellent connectivity to the University of Cyprus, Athalassa National Forest Park, Nicosia City Centre, the motorway network and the surrounding districts, making it particularly attractive for both owner-occupiers and tenants.
The property is situated approximately 1.5 km from the University of Cyprus, 2.0 km from Athalassa National Forest Park, 4.0 km from Nicosia City Centre, 5.5 km from the Mall of Cyprus, 6.0 km from the General Hospital of Nicosia and approximately 41.0 km from Larnaca International Airport.
Whether you are looking to expand your investment portfolio, secure a high-yield rental property or acquire a residential building in one of Nicosia's most desirable locations, this property offers exceptional value and long-term potential.
To discover more residential buildings for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link: https://gplazarou.com/properties/building-for_sale/in/Nicosia/building_type/residential_building/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Building**
Status: **Available**
Website

Main Features

Property Subtype: **Residential Building**
Construction Stage: **Resale**
Construction Year: **1972**
Floors Building: **2**

Area

Covered Area: **509m²**
Plot Area: **586m²**

Further Details

Water, Electricity