

For Sale, House, Detached House, Nicosia, Kaimakli, 150m²

For Sale : **€ 379,900**

Description
4-Bedroom Ground Floor House for Sale in Kaimakli, Nicosia
G&P Lazarou Estate Agents proudly presents this 4-bedroom ground-floor house for sale in Kaimakli, Nicosia, offering a combination of comfortable family accommodation, private outdoor space and significant additional development potential. Situated in an Akritiki area with eligibility criteria for subsidy schemes, the property presents an interesting opportunity for buyers seeking both a family home and future building possibilities in one of Nicosia's established neighbourhoods.
The residence offers 124 sq.m. of internal areas, together with an additional 26 sq.m. basement, and comprises 4 bedrooms and 2 bathrooms. A dedicated maid's room provides further flexibility for the household and can be utilised according to the owners' individual needs. The house is offered furnished and features a fitted kitchen with electrical appliances, while air-conditioning units, central heating and a solar water heater provide practical comfort throughout the year.
The property also benefits from covered verandas, storage space, internet and telephone access, as well as a private garden. Parking is particularly convenient, with space for 2 vehicles.
An important feature of the property is its development potential. The existing house is built on half of the plot, while the adjacent half is ready for construction, allowing the possibility for additional development subject to the applicable planning and building requirements. The property has a 120% building density for 3 floors, providing substantial scope for future development. A title deed is available, adding further value and clarity for prospective buyers.
Nearby Landmarks
Agia Varvara Church – approximately 0.45 km
Kaimakli Linear Park / Old Railway Station – approximately 0.67 km
Frederick University Cyprus – approximately 1.18 km
Pallouriotissa Gymnasium – approximately 1.35 km
Famagusta Gate – approximately 2.20 km
Nicosia Old City Centre – approximately 2.55 km
Cyprus Museum – approximately 2.90 km
This 4-bedroom ground-floor house for sale in Kaimakli combines established residential accommodation with garden, parking, title deed availability and future development potential, making it an interesting property for families, owner-occupiers or buyers considering a property with additional building possibilities in Nicosia.
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/for_sale/Nicosia?property_type%5Bhouse%5D%5Bdetached_house%5D=detached_house
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: **2001**
Bedrooms: **4**
Bathrooms: **2**
Furnished: **Fully Furnished**

Area

Internal Area: **124m²**
Covered Verandas: **10m²**
Covered Area: **150m²**

Energy & Heating

Heating Type: **Central Heating**

Further Details

Maids Room, Storage Space

Gallery











