

For Sale, House, Detached House, Nicosia, Agios Andreas, 969m²

For Sale : **€ 1,199,000**

Description
For Sale House on a 969 m² Plot with 120% Building Density in Nicosia
G&P Lazarou Estate Agents proudly presents this distinctive property for sale in Nicosia, combining an existing residence with a substantial 969 m² plot and significant redevelopment potential in a central location.
Originally built in 1954, the residence offers 216 m² of internal areas, plus an additional 53 m² of built space. The property also includes a 32 m² basement and an attic, providing additional practical areas that complement the main residence.
The house is offered unfurnished and features air-conditioning units and a fireplace, while externally it benefits from a garden and covered parking. Its existing character provides an opportunity for buyers interested in restoring an older residence, while the size and planning characteristics of the land also create an alternative redevelopment option.
According to the information provided, the existing residence is suitable for restoration or demolition, while the plot benefits from a 120% building density and allows for development of up to three storeys. These characteristics make the property particularly relevant to purchasers, investors or developers seeking a sizeable plot within Nicosia. Any restoration, demolition or proposed new development is subject to the necessary planning and building permits and approvals from the competent authorities.
The property's central position provides convenient proximity to several of Nicosia's established landmarks. Approximate straight-line distances calculated from the supplied location place the Cyprus Museum at approximately 0.7 km, Eleftheria Square at 1.0 km, the Leventis Municipal Museum at 1.2 km, the Presidential Palace at 1.7 km, and European University Cyprus at approximately 1.8 km.
Property Features: 969 m² Plot | 216 m² Internal Area + 53 m² Additional Built Area | Built in 1954 | 32 m² Basement | Attic | Fireplace | Air Conditioning | Unfurnished | Garden | Covered Parking | Restoration or Demolition Potential | 120% Building Density | Up to 3 Storeys
Nearby Landmarks & Amenities: Cyprus Museum – approx. 0.7 km | Eleftheria Square – approx. 1.0 km | Leventis Municipal Museum – approx. 1.2 km | Presidential Palace – approx. 1.7 km | European University Cyprus – approx. 1.8 km. Distances are approximate straight-line distances.
Sale Price: €1,199,000
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: **1954**
Bedrooms: **4**
Bathrooms: **2**
Kitchen Type: **Separated**
Furnished: **Unfurnished**
Covered Parking: **1**

Area

Internal Area: **269m²**
Plot Area: **969m²**

Further Details

Fireplace, Water, Electricity, Air Condition

Gallery





