



For Sale, Building, Nicosia, Walled Old City, 840m²

For Sale : **€ 5,500,000**

Description

Investment Opportunity: 840m² Building in Nicosia's Walled Old City
Own a Piece of History in the Heart of the Capital

Imagine owning a landmark asset where the centuries-old charm of the Venetian Walls meets the dynamic future of Nicosia's urban revival. This substantial 840m² building (covered area) is a rare find in the Walled Old City, offering a massive canvas for investors seeking to capitalize on the area's ongoing regeneration.

Extraordinary Development Potential

With 840m² of covered space, this property is perfectly positioned for high-yield conversion projects:

Boutique Hospitality: Ideal for a character-filled hotel or a series of luxury serviced apartments.

Student Housing: Strategically located to benefit from the relocation of the University of Cyprus School of Architecture to the nearby Faneromeni area.

Commercial Hub: Perfect for creative lofts, private galleries, or corporate headquarters that require a prestigious and historic address.

Incentives: The area is currently benefiting from significant government sponsorship schemes (running through 2026) aimed at the maintenance of abandoned buildings and the construction of student dormitories.

Unrivalled Heritage Location

Situated within the iconic star-shaped Venetian fortifications, the building puts you at the center of Cyprus' cultural capital:

Cultural Landmarks: A short stroll from Faneromeni Square, the Archbishop's Palace, and the historic Famagusta Gate.

Retail & Leisure: Just minutes from the pedestrian energy of Ledra Street and Onasagorou Street, home to Nicosia's most popular cafes, bistros, and high-end boutiques.

Business & Civic Center: Within walking distance of Eleftheria Square and major municipal buildings, bridging the gap between the historic past and the modern city.

Contact G&P Lazarou Estate Agents today at +357 22024949 to explore the full potential of this historic landmark!

Details

Property Type: **Building**

Status: **Available**

[Website](#)

Main Features

Construction Stage: **Resale**

Area

Covered Area: **840m²**