

#66443

Spacious Two Bedroom Listed Home in The old Town of Nicosia

📍 Nicosia's City Center, Nicosia

€415,000





ΠΡΟΣΟΧΗ/ATTENTION

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Overview

Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 173 m²

Type	House
Showers	3
Toilets	2
Plot	308 m ²
Covered veranda	32 m ²

Status	Resale
Year of construction	1935
Title deed	Yes
Structure	Concrete
Energy efficiency rating	 Certificate expected

Description

Situated in the heart of Nicosia's old Town, this spacious resale house offers an exceptional combination of comfort, style, and urban convenience. With 173 m² of internal living space, this ground-floor residence features two generously sized bedrooms and two modern bathrooms, making it ideal for both owner-occupiers and investors.

The property was fully renovated in 2011. The interior boasts an inviting open-plan living and dining area, designed to provide both functionality and a welcoming atmosphere—perfect for everyday living or entertaining.

Comfort is ensured year-round with central air conditioning and underfloor heating and cooling, offering an enhanced living experience in all seasons.

Located in one of Nicosia's most vibrant and sought-after areas, near Royal Hall Venue, residents enjoy immediate access to shops, cafés, restaurants, cultural attractions, and everyday amenities, all within walking distance. The area uniquely blends modern city living with the charm and character of the historic city center.

The property is currently rented, offering an attractive 4.5% ROI, and can be sold either as an investment with tenant in place or delivered vacant, depending on buyer preference.

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Additional information

Facilities

Aircondition, Central system

Outdoor shower

Storage

Heating, Underfloor

Solar photovoltaic panels
(provision)

Landscaped garden

Solar water heater

Features

Bright

Easy access to main roads

Heart of city center

Near amenities

Ceiling fans

En suite shower

Kitchen appliances

Near bus route

Combined kitchen and dining area

Guest WC

Modern design

Rental potential

Distances

Amenities

 100 m

Airport

 50 km

Sea

 50 km

Public transport

 100 m

Schools

 1 km



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