



**DELFI**  
PROPERTIES

## **Residential Building In Agioi Constantinou And Elenis, Nicosia**

**Nicosia Municipality, Nicosia, Cyprus Provinces**

**Residential  
Building  
€555,000**

\* Not Subject to VAT

**DP04001/RBC\_1180**

# Description

This property is a three-storey residential building with basement in the Agioi Constantinou and Elenis area of Nicosia. It is located at a distance of 240m west of Larnakos Avenue, 700m east of Stasinou Avenue and 300m northwest of Agioi Constantinou and Elenis cemetery. The building has an internal area of c. 444sqm and comprises of an open plan living/dining room, a kitchen, a guest WC, two bedrooms and a bathroom, on the ground floor, a living room, a dining room, a guest WC and a kitchen with a secondary dining room, on the first floor and four bedrooms (one of which is en-suite with walk in closet) and a bathroom, on the second floor. The basement comprises of a lobby, a conference room, a kitchen with secondary dining room, a bathroom and two bedrooms (one of which is en-suite). The roof is used as barbeque area and garden. The wider area of the property comprises of residential developments and enjoys easy access to Nicosia city centre due to its close proximity to Larnakos Avenue. The asset falls within planning zone K?3, with building density coefficient of 140%, coverage coefficient 50%, in 4 floors and a maximum height of 17m.

 Internal Area 444m<sup>2</sup>



## Property Details

Air Conditioning	-	Guestroom	-	Spa	-
Alarm System	-	Basement	-	Solar Heater	-
Ensuite Toilet	-	Dining Room	-	Photovoltaic System	-
Jacuzzi	-	Barbeque Area	-	Garden	-
Central Heating	-	Showroom	-	Near Beach	-
Fireplace	-	Raised Floor	-	Near Public Park	-
Barbeque Area	-	Storage room	-	City View	-
Swimming Pool	-	Shower	-	Countryside	-
Double Glaze Windows	-	Gym	-		
Roof Garden	-	Kitchen	-		

## Disclaimer

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