

DP CY16701/DPF 6485

Residential Building in Palouriotissa, Nicosia in Nicosia Municipality, Nicosia

Nicosia Municipality, Nicosia Residential
Building
Price

€430,000

* Subject to VAT

Description

The property is a residential building situated on a residential plot in a prime location in Palouriotissa, Nicosia. The existing structure comprises three ground-floor apartments—two one-bedroom units and one two-bedroom unit, as well as a two-room prefabricated unit located on the first floor. The total land area is approximately 556 sq.m., offering excellent accessibility. The property lies in close proximity to all essential amenities and is within walking distance of Frederick University, making it highly suitable for redevelopment as student housing or rental apartments. According to the local development plan, the property falls within the Kα5 planning zone with a building density coefficient of 140%, coverage of 50%, and allowance for three floors with a maximum height of 17 meters. This is a compelling opportunity for investors and developers seeking a high-potential property in a central urban area.

MAIN FEATURES:

Internal area
290m²

Bathrooms
4

Covered Verandas
N/A m²

Floor
N/A

Parking Spaces
1

Furnished
Yes

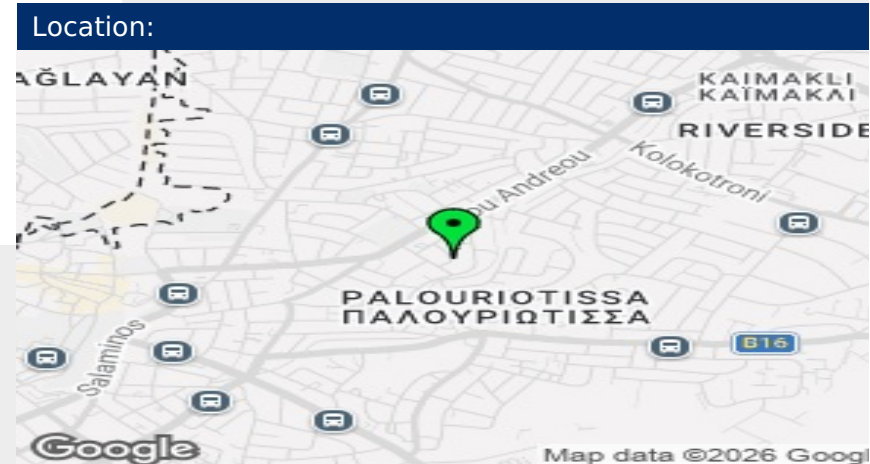
Energy Class
C

Property Details

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



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Get In Touch

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