

DP-CY17825/TA-1001

Six Bedroom Detached
House in Agios Andreas,
Nicosia in
Nicosia Municipality, Nicosia
Nicosia Municipality, Nicosia House
Price

€575,000

* Subject to VAT

Description

The property is a two-storey detached residence located in the prestigious Agios Andreas quarter of Nicosia Municipality, one of the capital's most historic and traditionally affluent residential areas, long associated with high-end estates and distinguished households. The property sits on a 646 sq.m. plot and offers 450.8 sq.m. of internal living space, complemented by 54.70 sq.m. of covered verandas and 150.35 sq.m. of uncovered verandas. In addition, it provides 28.90 sq.m. of covered parking area. The ground floor features an impressive entrance hall, a formal dining room, and a separate living room with a fireplace. It also includes a dedicated office/study, a guest W/C, and a spacious kitchen with pantry and secondary dining/sitting area. Two internal staircases lead to the first floor, which comprises six bedrooms, including a master suite with en-suite facilities, a family living area, a central hall, and two additional bathrooms. The property is held within a Special Purpose Vehicle (SPV). The acquisition of the company shares results in no Transfer Fees and no VAT being applicable to the transaction, enhancing its investment appeal.

MAIN FEATURES:

Internal area 451m ²	Parking Spaces 2
Bathrooms 3	Furnished Yes
Covered Verandas 54 m ²	Energy Class Under Issuance
Floor N/A	

Property Details

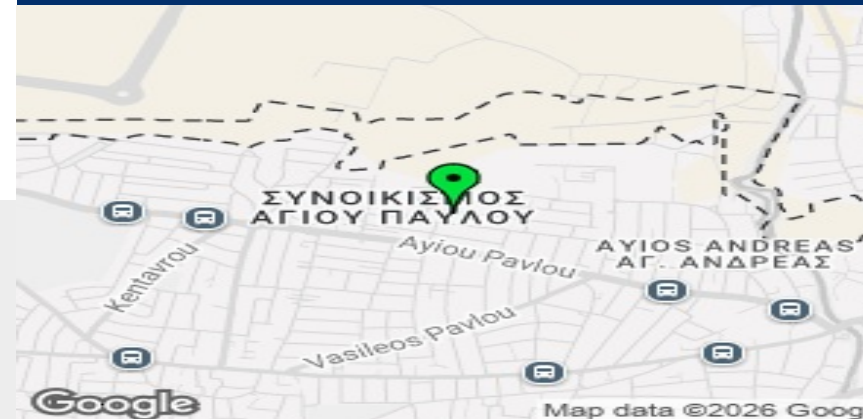
☐ Air Conditioning	☒ Fireplace	☐ Guestroom	☐ Storage room	☐ Solar Heater
☐ Alarm System	☐ Barbeque Area	☐ Basement	☐ Shower	☐ Photovoltaic System
☒ Ensuite Toilet	☐ Swimming Pool	☒ Dining Room	☐ Gym	☒ Garden
☐ Jacuzzi	☐ Double Glaze Windows	☐ Showroom	☒ Kitchen	☐ Near Beach
☐ Central Heating	☐ Roof Garden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



Modern Home For Modern Life



Location:





Get In Touch

📍 27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

🌐 delfiproperties.com.cy

✉ info@delfiproperties.com.cy

📞 [80070008](tel:80070008)

📞 [+357 22 000093](tel:+35722000093)

Disclaimer

Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.