DELFI PROPERTIES



DP-CY18120/DRE_6522

Four Bedroom House in Agios Andreas, Nicosia in Nicosia Municipality, Nicosia

Nicosia Municipality, Nicosia House

Price

€1,650,000

* Subject to VAT



Description

The property set in the prestigious area of Ayios Andreas, this exceptional property presents a rare opportunity to enjoy refined urban living in one of Nicosia’s most sought-after neighborhoods. Positioned on a generous 830 m² plot and surrounded by 250 m² of mature landscaped gardens, the residence offers a unique blend of privacy, elegance, and versatility. The home spans 448 m² of internal space, complemented by 62 m² of covered verandas, and is thoughtfully designed to accommodate both comfortable family living and flexible use. With two separate entrances, the property can easily be divided to serve as a ground-floor office alongside an upper-level residence, making it ideal for mixed residential and professional purposes or rental potential. Inside, the residence unfolds into expansive, interconnected living and dining areas filled with natural light. Architectural details such as marble flooring, refined finishes, and two fireplaces enhance the sense of warmth and sophistication, while large openings connect seamlessly to the outdoor spaces. The west-facing main veranda, complete with pergolas, offers the perfect setting for relaxed evenings, while the east-facing patio captures gentle morning light. The property features four spacious bedrooms, including a master suite with a walk-in closet and ensuite bathroom, along with an additional office space or maid’s room. In total, there are four bathrooms and five WCs, ensuring convenience for both residents and guests. A modern Italian designer kitchen with built-in appliances combines functionality with sleek aesthetics, complemented by a dedicated laundry room and two ground-floor storage areas. Additional features include central heating, air conditioning, ceiling fans in the bedrooms, and double-glazed windows for year-round comfort. The home is offered unfurnished, with all electrical appliances installed, allowing for immediate personalization. Parking is well accommodated with two covered spaces and one uncovered spot. The surrounding tree-lined streets add to the tranquil atmosphere, while the prime location places the property within walking distance of embassies, the city center, and key cultural landmarks of Nicosia. This is a distinguished residence that effortlessly combines timeless design, modern comfort, and exceptional location—an ideal choice for those seeking a sophisticated lifestyle in the heart of the city.

Internal Area
500m^2

Bathrooms
4

Covered Verandas
N/A m^2

Floor
N/A

Parking Spaces
4

Furnished
Yes

Energy Class
Under Issuance



Property Details

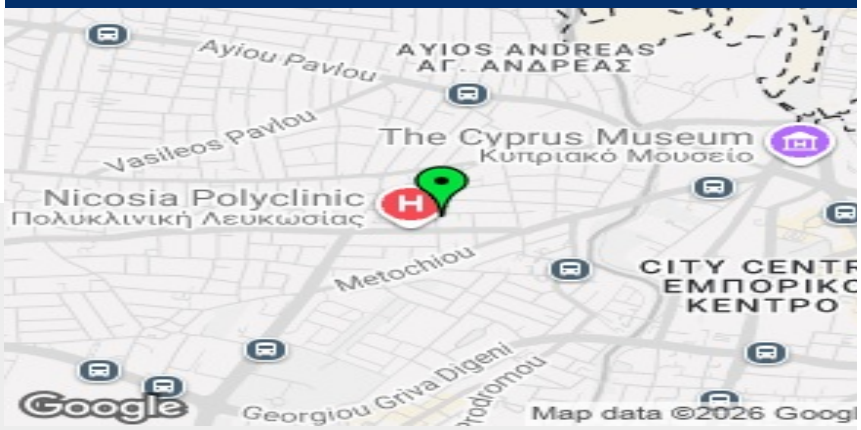
○ Air Conditioning	○ Fireplace	○ Guestroom	✓ Storage room	○ Solar Heater
○ Alarm System	✓ Barbeque Area	○ Basement	○ Shower	○ Photovoltaic System
✓ Ensuite Toilet	○ Swimming Pool	○ Dining Room	○ Gym	✓ Garden
○ Jacuzzi	○ Double Glaze Windows	○ Showroom	✓ Kitchen	○ Near Beach
✓ Central Heating	○ Roof Garden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





Modern Home
For Modern Life

Location:





Get In Touch

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