



Excellent 2 Bed House for sale in Nicosia Cyprus



Informazioni sull'Agente

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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 147,000

Posizione

Nazione:	Cyprus
Stato / Regione / Provincia:	Nicosia
Città:	Nicosia
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Othellou 2
Taktel Kale 1016
Nicosia
Cyprus

Prime Investment Opportunity: Two-Bedroom House in Nicosia's Historic Walled City

An exceptional opportunity is now available to acquire a unique and versatile piece of real estate history in the heart of Cyprus's capital. Offered for sale is an excellent, two-bedroom semi-detached corner house perfectly situated within the enchanting, walled Old Town of Nicosia. The house is specifically located in the area of Taktak Kale, within the Municipality of Nicosia. This property is more than just a home; it represents a secure, immediate investment, as it is being sold with a tenant already in place,



providing the new owner with instant, reliable rental income from day one. This makes it an ideal, low-risk acquisition for both seasoned property investors and those looking to enter the stable, in-demand Nicosia real estate market, guaranteeing proven rental demand and Immediate Return on Investment (ROI).

The most compelling aspect of this property is its coveted address deep within the Old Town of Nicosia, an area famed for its rich cultural heritage, unique architecture, and vibrant atmosphere, all contained within the magnificent Venetian walls. The character of the neighborhood is defined by its narrow, winding streets, inaccessible to heavy traffic, fostering a rare sense of peace, community, and safety. The location in the Taktak Kale quarter offers unparalleled connectivity to the city's key hubs: it is situated close by Ledra Street, which leads directly to Onasagorou Street, offering the city's best shopping and dining experiences. It is also a short walk to Freedom Square and the local area market, providing access to daily essentials and cultural activities. Furthermore, the location is minutes away from the main business district and several important educational establishments. The Old Town remains highly sought after by students, professionals, and international residents who crave an authentic, central Nicosian experience, ensuring perennial demand for properties here.

Property Specifications: Two-Floor Layout and Charming Features

The house itself is a quintessential example of traditional Old Town architecture, skillfully utilizing space across two well-defined levels. It is a semi-detached corner house that boasts the rare amenity of a small front garden. The total land area is a compact and manageable 64 square meters (sqm), while the covered area spans a generous 93 sqm, indicating an intelligent vertical use of space that is both typical and desirable in this historic, high-density zone. The house was originally built around 1960, with the first floor subsequently added to enhance the accommodation space.

Ground Floor: Living and Second Bedroom

The ground level is dedicated to the core living spaces and convenience. It features a functional layout that includes a welcoming Lounge/Reception Area and an integrated Kitchen designed for social living and dining. Crucially, this floor also includes a flexible Bedroom and a convenient Shower/Toilet zone, enhancing utility for guests or multi-generational living. Comfort on this level is maintained by one Air-Conditioning unit.

First Floor: Private Retreat and Outdoor Space

The upper level is conceived as a private sanctuary. It hosts the Main Bedroom and the Main Bathroom/Toilet for the home. A thoughtful addition is the Small Kitchen Facility located on the landing, adding versatility for the occupants. This landing leads directly to a small veranda on the front of the house, which is a coveted luxury in the densely built Old Town, perfect for al-fresco dining, morning coffee, or simply enjoying the tranquil atmosphere. This floor is also equipped with one Air-Conditioning



unit.

Unique Outdoor Feature and Technical Documentation

Adding significantly to the property's unique appeal is the small front garden. In the crowded urban matrix of the walled city, any private outdoor space is a premium. This micro-garden is distinguished by its classic Mediterranean planting, which typically includes a mature lemon tree and an olive tree. These elements not only lend natural beauty and a distinctly Cypriot character to the facade but also offer a lovely, shaded spot to sit and enjoy the quiet life of the Old Town.

For technical documentation, the house is officially registered at the Land Registry, providing clear title and history. The key technical details are noted as follows:

Detail Specification

Land Area 64 square meters

Covered Area 93 square meters

Registration Number 2/69

Sheet / Plan 71/4606.04

Plot Number 2.95

Zone / Cadet Blesk

This two-bedroom, two-level house in the heart of Nicosia's Old Town is a distinctive offering, expertly fusing the cultural value of a heritage property with the practical benefits of an immediate revenue generator in a location of enduring appeal.

ABOUT THE AREA

Nicosia, known locally as Lefkosa or Lefkoşa, holds the unique distinction of being the world's last divided capital city. Situated near the centre of the island on the Mesaoria Plain, it has been the capital of Cyprus since the 10th century, following a history of continuous habitation dating back to the Bronze Age. The city is currently split by the United Nations Buffer Zone, or 'Green Line,' which separates the southern, internationally recognized Republic of Cyprus (Greek Cypriot community) from the northern, Turkish Cypriot-administered area. This division, a result of the intercommunal violence of the 1960s and the 1974 Turkish invasion, gives Nicosia a complex and fascinating political and social landscape.

A City Within Venetian Walls and Rich History

The historic heart of Nicosia is encircled by impressive, star-shaped Venetian walls, built in the 16th century to fortify the city. Within these walls, a captivating Old City unfolds, characterized by narrow, winding streets, traditional architecture, and a wealth of historical sites. Over the centuries, Nicosia has been shaped by various rulers, including the Byzantines, the Lusignan Kings, the Venetians, the Ottomans, and the British, leaving behind a rich tapestry of cultural and architectural heritage. Notable landmarks include the former Gothic Cathedral of St. Sophia, converted into the Selimiye Mosque by the



Ottomans, and the Büyük Han, a beautifully preserved caravanserai.

Economic and Cultural Hub of Cyprus

Beyond its historical significance, Nicosia serves as the financial, administrative, and commercial capital of Cyprus. The economy of the city's southern part is dynamic and service-oriented, acting as the island's primary international business centre. The services sector, including finance and business, is the main contributor to the economy. Culturally, Nicosia is a vibrant hub that reflects the blend of Greek, Turkish, and various other influences that have touched the island. It boasts numerous museums, art galleries, theatres, and a lively social scene, particularly within and around the revitalized areas of the Old City.

Nearest International Airport

For travelers visiting the southern (Republic of Cyprus) side of Nicosia, the Larnaca International Airport (LCA) is the most convenient and nearest major international airport. It is located approximately 40 to 50 minutes away by car, to the southeast of the city. While the unrecognised Ercan International Airport (ECN) is geographically closer to the northern part of Nicosia, all direct international flights there are routed through Turkey, and the Republic of Cyprus considers entry via this airport to be illegal.

MAiN FEATURES:

- * 93m2 of living space
- * 64m2 plot
- * 2 Bedrooms
- * 2 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Thriving Business
- * Great base from which to discover other fantastic areas of Cyprus
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Si

Comune

Camere da letto:	2
Bagni:	2
Finito piedi quadrati:	93 mq
Dimensione del lotto:	64 mq

Lease terms

Date Available:



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