



## Listed 5 Bed House For Sale in Nicosia



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 716,005.24

### Locatie

Aanbevolen Auto Onderdelen:	Cyprus
Staat/Regio/Pronvincie:	Nicosia
Plaats:	Nicosia
Adres:	Mesologgiou, Agios Andreas
Postcode:	1100
Geplaatst:	18-03-2025
Omschrijving:	Listed 5 Bed House For Sale in Nicosia Cyprus

Esales Property ID: es5554401

22 Mesologgiou, Agios Andreas 1100,

Nicosia,

Cyprus

A Piece of Cypriot History: A Historic House Awaits Restoration

This magnificent historic house, located on Messongiou Street in Agios Andreas, Nicosia, offers a unique opportunity to own a piece of Cypriot heritage. While the property requires renovation, its timeless charm and architectural significance make it a worthwhile investment.



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## A Spacious Historical Gem

Spanning over 518 square meters, this 5-bedroom, 2-bathroom residence offers ample space for both living and potential development. The property's listed status provides access to special government grants, making the renovation process more affordable and incentivized.

### Architectural Features and Potential

The house boasts a rich history and distinctive architectural features that reflect the region's cultural heritage. With careful restoration, this property can be transformed into a stunning family home, a boutique hotel, or a unique commercial space.

### Prime Location

Situated in the historic neighborhood of Agios Andreas, the property offers easy access to the city center, cultural attractions, and local amenities. The charming streets of Nicosia provide a vibrant atmosphere and a glimpse into the city's past.

### Investment Opportunity

This historic property presents a unique investment opportunity. With its prime location, architectural significance, and potential for renovation, this property offers a promising return on investment.

### A Blank Canvas

As the property will be sold unfurnished, buyers have the freedom to customize the interior design to their personal taste. This blank canvas allows for the creation of a truly unique and personalized living space.

### Seize the Opportunity

Don't miss this chance to own a piece of Cypriot history. With its potential for restoration and its prime location, this historic house is a rare find. Contact us today to schedule a viewing and explore the possibilities.

The government grant for refurbishment of the property is 180k Euro. There is also the option for selling the space above the property for another 180k for developers to build more floors elsewhere.

## ABOUT THE AREA

Nicosia, the divided capital of Cyprus, is a city steeped in history and culture. This fascinating city offers a unique blend of ancient and modern, Eastern and Western influences.

The historic walled city, a UNESCO World Heritage Site, is a captivating maze of narrow streets, Byzantine churches, and Ottoman mosques. The Venetian Walls, built in the 16th century, offer stunning



panoramic views of the city. Visitors can explore the city's rich history by visiting museums, archaeological sites, and historical landmarks.

Nicosia is also a vibrant city with a thriving cultural scene. The city's numerous cafes, restaurants, and bars cater to diverse tastes, offering everything from traditional Cypriot cuisine to international delicacies. The city's lively nightlife scene, with its trendy clubs and bars, attracts young people from all over the island.

The nearest international airport to Nicosia is Larnaca International Airport (LCA). This airport is well-connected to major cities in Europe, the Middle East, and North Africa.

## MAiN FEATURES:

- \* 350m<sup>2</sup> of living space
- \* 518m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* 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

Contact us today to buy or sell property in Cyprus fast online

### Algemeen

Slaapkamers:	5
Badkamers:	2
Afgewerkte vierkante meter:	350 m <sup>2</sup>
Lot Afmeting:	518 m <sup>2</sup>

### Rental details

Furnished:	Nee
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.726.594
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