



*Showing approximate location

SALE | 38157

Two-storey listed building in historic old Nicosia

Nicosia - Agios Andreas, Nicosia

€1,950,000 Not subject to VAT

Description

Nestled in the historic central Nicosia, this extraordinary property is a captivating blend of heritage charm and future promise. Positioned along the tranquil Markou Drakou Avenue, just steps away from the iconic Ledra Palace Hotel, it lies within the symbolic Buffer Zone—a location rich in history, culture, and diplomatic significance. This rare offering presents not only a distinguished architectural landmark but also an exceptional development opportunity, with 2,270sq.m. of unused transferable building density (subject to restoration, regulatory compliance, and permit re-issuance). Property Overview: • Occupies two generous plots with an enclosed area of approx. 558sq.m. • Configured into two main wings: o Western Wing



Covered Area
558 m²



Bathrooms
2

Property Details

	Plot area:	1873 m ²
	Status:	Resale
	Year of construction:	1940
	Floors:	1
	Toilets:	2
	Kitchens:	1

Nicosia Office
29, Gerasimou Markora, Office 001
1075, Nicosia

www.cyprusproperties.com.cy
notifications@cyprusproperties.com.cy

