

#63999

# Residential Development Opportunity in Nisou, Nicosia

📍 Nisou, Nicosia

€395,000 +VAT







ΠΡΟΣΟΧΗ/ATTENTION

Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να



# Overview

## Specifications

Bedrooms




Bathrooms



Covered



Type	<b>House</b>
Toilets	<b>3</b>
Plot	<b>512 m<sup>2</sup></b>
Status	<b>Under construction</b>

Year of construction	<b>2000</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>Certificate expected</b>

## Description

This exceptional opportunity features a residential corner plot and three incomplete two-storey houses, all part of a nine-house complex situated in the sought-after area of Nisou, Nicosia. The properties are strategically located just 200m north of the community center and 1.1km east of the motorway, ensuring easy access to local amenities and transportation links. Each house has been thoughtfully designed with modern living in mind, offering a well-proportioned ground floor with a spacious living room, kitchen, a guests' toilet and a staircase leading to the first floor. The first floor consists of four bedrooms, of which the master bedroom is en-suite, and a family bathroom. Externally, the houses upon completion will feature covered parking spaces, adding both convenience and practicality. Properties analysis: House 2 offers a land area of approximately 238 sq.m. and internal areas of approximately 175 sq.m. House 4 offers a land area of approximately 205 sq.m. and internal areas of approximately 180 sq.m. House 7 offers a land area of approximately 246 sq.m. and internal areas of approximately 160 sq.m. Vacant plot area is 608 sq.m.

There is a Distribution Agreement in place and submitted to the land registry office.



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# Additional information

## Facilities

Aircondition, Provision

Heating, Provision

Parking, Covered

## Features

Distressed property

Easy access to highway

Easy access to main roads

Near amenities

## Distances

Amenities



1 km

Airport



30 km

Sea



30 km

Public transport



1 km



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