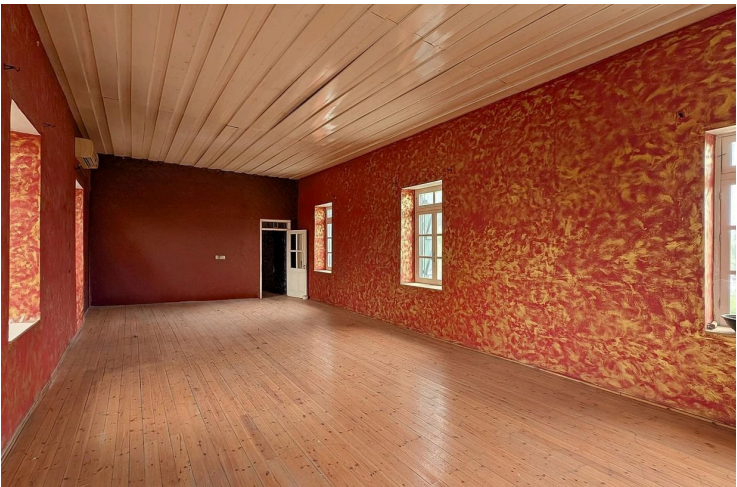


#184079

Two-storey listed building in historic old Nicosia

€1,950,000





Overview

Specifications

Bathrooms

 2

Covered

 558 m²

Type	Shop	Plot	1873 m ²
Toilets	2	Year of construction	1940

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 (Ground Floor): Features a welcoming entrance hall, reception area, two large dining rooms, a private dining/conference room, two offices, bar area, kitchen with storerooms, and guest restrooms.
 - o Eastern Wing (Two Storeys): Comprises a spacious lounge with a fireplace, seating area, shower facilities, and restrooms—ideal for VIP hosting or exclusive use.
- Exterior Features:
 - Surrounded by a meticulously landscaped garden, blending paved courtyards with lush ornamental greenery.
 - Front yard: Offers private parking and secure gated access.
 - Rear yard: A hidden oasis featuring a fully enclosed and cultivated outdoor bar & café, perfect for cultural gatherings, diplomatic receptions, or high-end events.
- Zoning & Development Details:
 - Located in Planning Zone EZ-δ
 - Building Density: 200%
 - Coverage: 60%
 - Permitted Height: 8 floors / 31m
- Energy Performance Certificate: Pending
- Location Highlights:
 - Just 1 km from Eleftheria Square, the vibrant heart of Nicosia
 - Only 450 m from the Nicosia District Court
 - Proximity to key landmarks, embassies, and cultural institutions enhances its value for diplomatic, boutique hospitality, or institutional use.



Additional information

Contact us



Marinos Kineyirou

✉ marinosestates@spidernet.com.cy

