

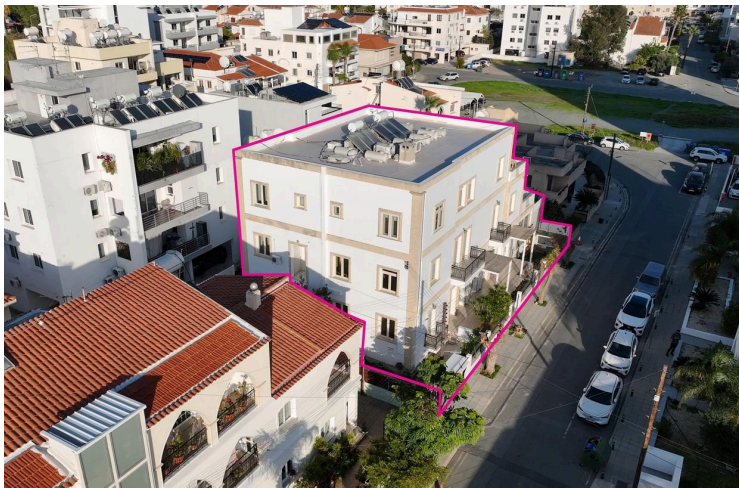
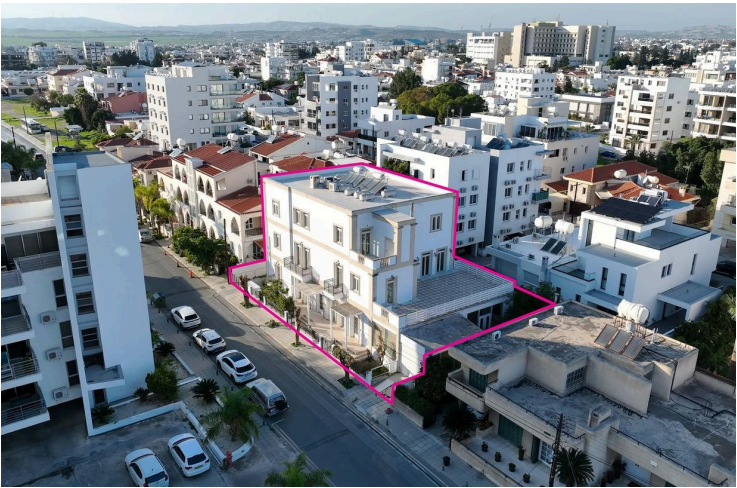
#184908

Three storey building in Agios Nikolaos, Larnaca

 Drosia, Larnaca

€850,000





Overview

Specifications

Bedrooms

 3

Bathrooms

 1

Covered

 607 m²

Type	House
Toilets	2
Plot	576 m ²
Covered veranda	6 m ²

Uncovered veranda	37 m ²
Status	Resale
Year of construction	1986

Description

Located in the central Agios Nikolaos quarter of Larnaca, this impressive three-storey building offers a unique combination of two independent residences in one asset. Perfectly suited for a large family or a high-yield investment, the property is conveniently situated just 1.4km from the city center and 3km from the nearest beach.

Ground Floor Residence (Built 1986) This spacious home offers 205 sq.m. of internal living space and a layout designed for comfort:

- **Interior:** Features 3 bedrooms, a family bathroom, a guest W/C, a large living and dining area, a separate kitchen, and an additional daily dining space.
- **Verandas:** Includes 6 sq.m. of covered verandas and a generous 37 sq.m. of uncovered outdoor space.

Upper Duplex Residence (Built 2005) Spanning the 1st and 2nd floors, this grand 402 sq.m. duplex is accessible via an internal/external staircase and an elevator.

- **1st Floor:** Grand entrance hall, multiple sitting and living rooms, a dining area, a separate kitchen with its own dining space, a laundry room, and a guest W/C. It also includes an en-suite maid's room.
- **2nd Floor:** Features a further living and dining area, 3 bedrooms, and a family bathroom. The master bedroom includes a walk-in closet and a private bathroom with a jacuzzi.
- **Verandas:** Comprises 18 sq.m. of covered verandas and a massive 92 sq.m. uncovered veranda, perfect for entertaining.

Exterior & Location Highlights

- **Private Amenities:** Includes a private swimming pool and covered parking for 2 vehicles.
- **Prime Access:** Located just 260m from Nikou and Despinas Pattichi street providing easy access to local shops and services.
- **Efficiency:** Energy Performance Certificate (EPC) is currently pending issuance.



Additional information

Facilities

Elevator

Pool, Private

Features

Double glazing

Jacuzzi

Ventilation system

Veranda

Walk-in closet

Contact us



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