

#185063

# Two-Bedroom Detached House in Agia Varvara, Nicosia

📍 Agia Varvara Lefkosias, Nicosia

€149,000





# Overview

## Specifications

Bedrooms

 3

Bathrooms

 2

Covered

 118 m<sup>2</sup>

Type	<b>House</b>
Toilets	<b>2</b>
Plot	<b>323 m<sup>2</sup></b>

Covered veranda	<b>22 m<sup>2</sup></b>
Status	<b>Resale</b>
Year of construction	<b>1978</b>

## Description

Located in the peaceful residential community of Agia Varvara, this detached two-storey house offers a combination of comfortable living and future potential. Property Highlights: • Land Area: 323 sq.m. • Enclosed Area: 126 sq.m. • Covered Veranda: 22 sq.m. • External Maid's Room: 23 sq.m. • Year of Completion: 1978 Internal Layout: • The ground floor features a welcoming open plan living and sitting area with a fireplace, a separate kitchen, a renovated guest toilet, and an internal staircase leading to the upper level. • A separate maid's room with studio-style facilities is also available on the ground level. The space includes a shower room with toilet and an open plan living/kitchen/bedroom area, with provisions already in place for kitchen installation. • The first floor has two bedrooms and a renovated shower room with a toilet. One of the bedrooms has been expanded through the enclosure of a veranda area. Additional features: • Uncovered parking for up to three vehicles • Private yard with mature trees This property represents an appealing option for homeowners seeking a residence with character or investors looking for a property with redevelopment or mixed-use potential in a well-connected village of the Nicosia district. It is situated approx. 470m south from the Community's primary school and approx. 670m southwest from Agia Varvara community centre. Pending issuance of Energy Performance Certificate.



# Additional information

## Contact us



**Marinos Kineyirou**

✉ [marinosestates@spidernet.com.cy](mailto:marinosestates@spidernet.com.cy)

