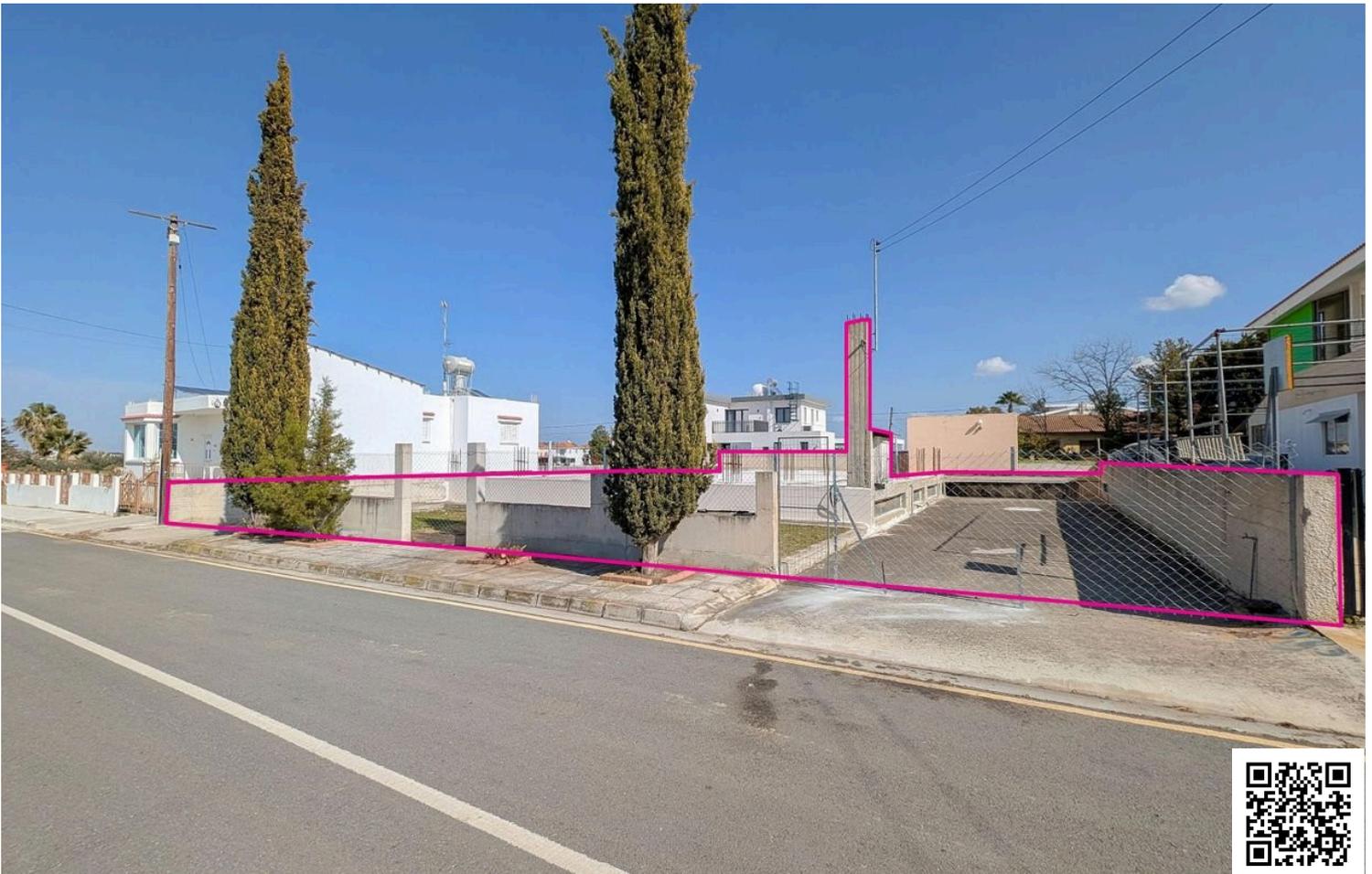


#185064

Residential Plot with Completed Basement – Potential 2 Semi-Detached Houses in Psimolofou, Nicosia

 Psimolofou, Nicosia

€125,000





Overview

Specifications

Covered

 **213 m²**

Type	House	Year of construction	2003
Plot	532 m²		

Description

This residential plot in Psimolofou offers a unique head-start for developers or homeowners. The property includes a completed basement structure on a 532 sq.m. plot, originally designed for two identical semi-detached homes (permits and architectural drawings need to be reissued). Property Highlights: • Project Status: Two Incomplete Semi-Detached Houses (Basement Level Finished) • Plot Area: 532 sq.m. • Road Frontage: 25 meters along Chiou Street • Occupancy: Vacant • Existing Basement Area: 213 sq.m. (Completed) – The basement parking space has been converted into a one-bedroom apartment. • Projected Internal Area: 147 sq.m. per house (Upon Completion) Development Potential (Based on Approved Plans): Construction began in 2002 with the basement completed. Existing architectural plans allow for two spacious 4-bedroom homes, each featuring: • Basement (Completed): Dedicated space for a laundry room, boiler room, storage, and covered parking. • Ground Floor (To be Constructed): Open-plan living and dining area, entrance hall, kitchen with secondary dining, and guest WC. • First Floor (To be Constructed): Four bedrooms, a shared bathroom, and a covered veranda. • Outdoor Space: Provision for private yards and two uncovered verandas for each home. The property is situated approximately 530 meters southeast of the traditional core of Psimolofou, around 90 meters east of Macheras Avenue, and approximately 2.6 km northeast of the traditional core of Episkopio community. The property falls within Zone H3, with a building coefficient of 60%, coverage of 35%, and permission for 2 floors (8.3m) of construction.



Additional information

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