

# Ground Floor and Upper Floor Apartments in Agios Georgios, Latsia, Nicosia

**FOR SALE - € 470,000 EUR**



<https://www.mayfaircyprus.net/p/240159>

Prop No. **240159**  
 City: **Nicosia**  
 Area: **Latsia**  
 Plot: **514 m<sup>2</sup>**  
 Title deeds: **Yes**  
 Property Type: **Detached**  
 Condition: **Resale**

Renovated building consisting of two spacious, three bedroom apartments, a ground floor and an upper floor, located in Agios Georgios, Latsia, Nicosia. The property has a distribution agreement and refers to the 46% share of land, 514 sq.m. out of 1.114 sq.m. in total.

The process for separate title deeds issuance has commenced for the two apartments.

The ground floor house on its northern part consist of an open plan living, dining and kitchen area, a shower room with toilet and a spacious 1 bedroom. On its southern part it was previously used as a nursery school and consists of a separate kitchenette and 5 other rooms.

The property could either be renovated and brought back to its licensed usage as a home , or used as two different properties subject to acquiring the relevant permits.

The upper floor apartment consist of a kitchen with a laundry room/kitchenette and a sitting area, a living room with a dining area, three bedrooms of which the master bedroom is en-suite, a bathroom with a bathtub and a toilet and a bathroom with a shower and a toilet.

The property is located in Agios Georgios, Latsia, Nicosia, about 40m north from Agios Georgios church and about 600m west from B' Primary school of Latsia.

The property falls within Zone Eß3, with a building coefficient of 160%, coverage of 50%, and permission for 6 floors (24m) of construction.

The unified property corresponds to individual listings 45180 & 45181.

## Property features

- Fire Place



Shop 7, Akamia Centre, 6017, Larnaca, Cyprus  
Tel: +357 248 187 30< Fax: +357 248 187 740  
E-mail: [info@mayfaircyprus.com](mailto:info@mayfaircyprus.com)  
Website: [www.mayfaircyprus.com](http://www.mayfaircyprus.com)

