

#2231

# Two listed Houses within the Old City of Nicosia

📍 Walled Old City, Nicosia

€300,000









# Overview

## Specifications

Bedrooms

 7

Bathrooms

 2

Type **Semi-Detached House**

Toilets **2**

Plot **244 m<sup>2</sup>**

Year of construction **1931**

Title deed **Yes**

## Description

These two beautiful houses are located in the most central area of the Old City of Nicosia, just a few minutes walk from Ledras street.

The first one, built in 1931, is a fine specimen of urban Neoclassical Architecture and its facade is very well preserved. It consists of a living/sitting room, a kitchen with a dining area and a hallway on the ground floor. The first floor, accessed by a wooden staircase, consists of two bedrooms and a bathroom. The total covered area is 135 sqm and it is situated within a plot of 143 sqm. The interior is in need of a renovation.

The second one is a traditional townhouse with Neoclassical elements and arched interior. It is situated within a plot of 101 sqm. It consists of a central living/sitting/dining area and three rooms on the ground floor, with two more rooms on the first floor. It is in need of a full restoration.

Both houses offer access to a shared backyard.

As both houses are listed, they benefit separately from a government funding of 40% and up to 90,000 EUR of the total renovation/restoration cost, tax exemptions and tax-free rental income, as well as the ability to transfer or sell building factor.

# Additional information

## Features

Balcony

Garden

Internal stairs

Near bus route

Balcony, front

Heart of city center

Investment opportunity

Easy access to main roads

High ceilings

Near amenities

## Contact us



**Dimitris Agavanakis**

 (+357) 22525269

 dimitris@synergyestates.cy