



Ground Floor House on 309 sq.m. Plot | Up to 4 Rooms | Kato Deftera

Arch. Makariou III, Kato Deftera 2450, Cyprus

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For Sale : **€ 110,000**

Description

A charming property in the heart of Kato Deftera, offering flexible internal layout, generous outdoor space, and excellent future potential.

Set on a 309 sq.m. residential plot, this ground floor house is ideal for buyers seeking an affordable home with space to adapt according to their needs. Conveniently located on Archbishop Makarios Avenue, opposite Zorbas, with easy access to shops, services, and nearby areas.

Property Features

Flexible Accommodation - Up to 4 Rooms
Approx. 80 sq.m. internal area currently arranged as:

Two main rooms / bedrooms
Comfortable living room
Additional room suitable as a third bedroom, office, playroom, or kitchen conversion
Potential layout to accommodate up to 4 usable rooms depending on your needs

Bathroom

1 WC / shower

Outdoor Areas

External kitchen
Small auxiliary room
Private yard with space to enjoy or improve

Plot Size

309 sq.m.

Planning Potential

H1 Planning Zone
120% Building Density

The property also benefits from frontage on Archbishop Makarios Avenue, which may offer future alternative use potential, subject to the relevant approvals.

Investment Potential

The flexible layout may also make the property attractive as an investment, with the potential to generate a strong return if configured and rented as a 4-bedroom house, subject to market conditions and any required works.

Why This Property?

- ✓ Flexible home layout
- ✓ Can accommodate larger families or multiple room uses
- ✓ Attractive rental investment potential

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- ✓ Generous plot size
 - ✓ Central village location
 - ✓ Future development potential
 - ✓ Easy access to Nicosia

☐ Contact us today for more information or to arrange a viewing.

Registered & Licensed Real Estate Agent
Reg. No: 1202 | Licence No: 625

Details

Property Type: **House** [Website](#)

Main Features

Property Subtype: **Bungalow** Bedrooms: **3** Bathrooms: **1**

Area

Internal Area: **80m²**

Gallery





