

# Listed Residence in Shia Village, Nicosia

| timeless character with modern flexibility |



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Shia village, Nicosia District

| quiet rural setting with proximity to city and mountain escapes

| 25 min to Nicosia | local amenities, nature trails and village charm



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Located in the heart of Shia village, this renovated listed house offers a unique combination of traditional architecture, smart design and contemporary outdoor living.

The residence is designed to function as a unified family home or as two independent living units - ideal for extended families, guest accomodation, or rental potential.

Architectural Design by

POTONIDES-PAPAPOLYVIOU ARCHITECTS

**UNIT B**  
Ground floor listed  
one-bedroom  
volume.

**UNIT A**  
Two-storey listed residence comprised of  
two bedrooms on ground floor and  
a spacious master suite on the upper floor.



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## | features

- \_ videophone access control / intercom system
- \_ air-conditioning in bedrooms, kitchens, living area (provision)
- \_ underfloor heating with heat-pump technology (provision)
- \_ security system (provision)
- \_ sanitary ware of European standard
- \_ open-plan high quality kitchens

Separate garden plot (28) with landscaped green space and double covered parking

The main traditional entrance leads through a small garden to a newly added light metal extension, a modern addition that connects the two listed volumes. This space functions as a living room and features foldable glass doors, creating a seamless transition between indoor living and the central courtyard.



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## GROUND FLOOR PLAN \_ SCALE 1:100

UNIT NO	BEDROOMS	BATHROOMS	PARKING SPACES	INDOOR AREA M <sup>2</sup>
A	3	3	2	178
B	1	1	2	77



**UNIT A**

**UNIT B**

ROAD  
ATHANASIOU  
DIAKOU  
STREET

(PLOT 28)

(PLOT 31)

COVERED  
PARKING

P1

P2

BEDROOM

LIVING ROOM

KITCHEN

VERANDA

STORAGE

WC

INTERNAL  
STAIR

ENTRANCE

EXTERNAL  
STAIR

KITCHEN

ENTRANCE

LIVING ROOM

VERANDA

BEDROOM

BEDROOM

WC

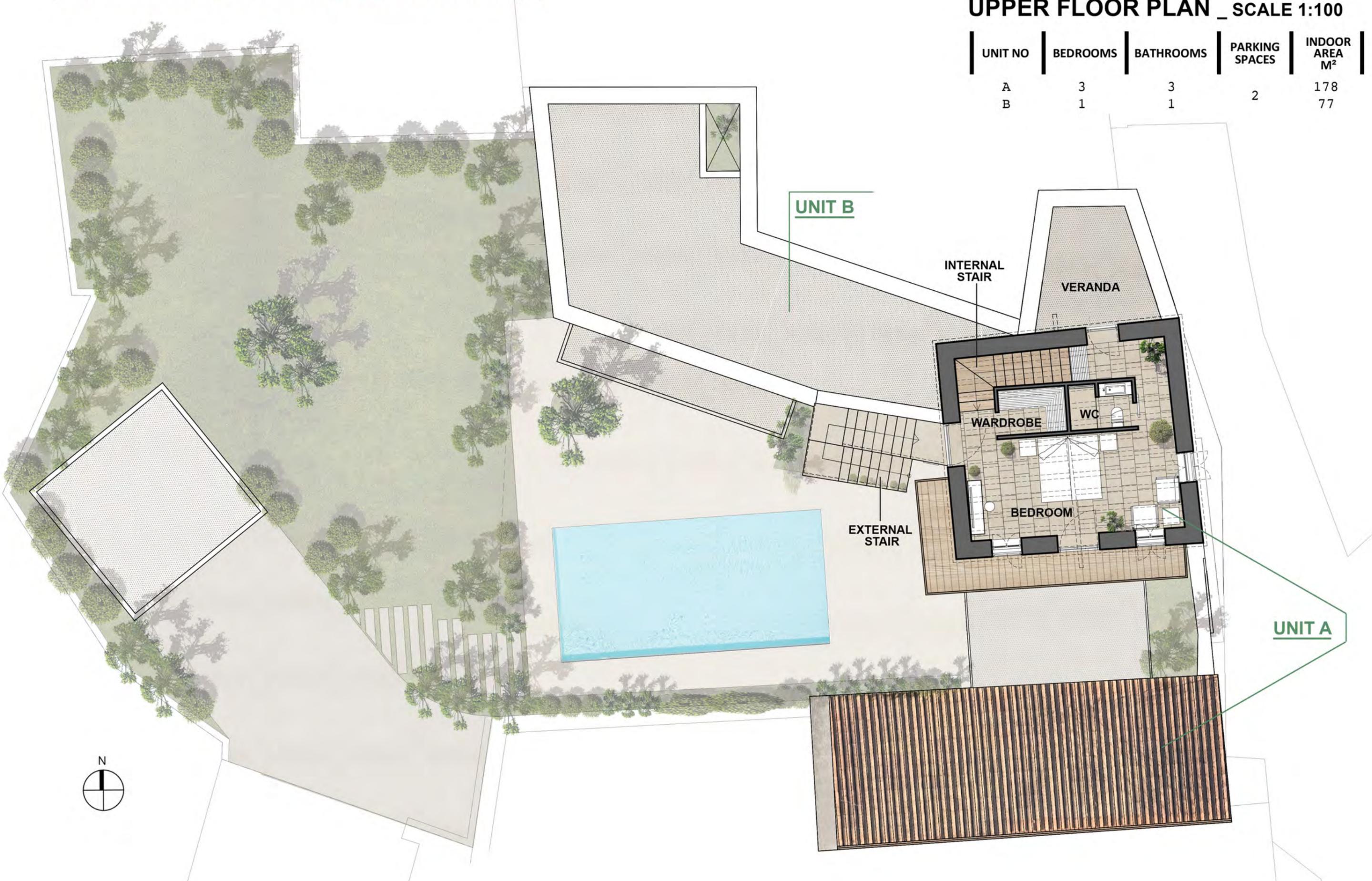
POOL

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## UPPER FLOOR PLAN \_ SCALE 1:100

UNIT NO	BEDROOMS	BATHROOMS	PARKING SPACES	INDOOR AREA M <sup>2</sup>
A	3	3	2	178
B	1	1	2	77

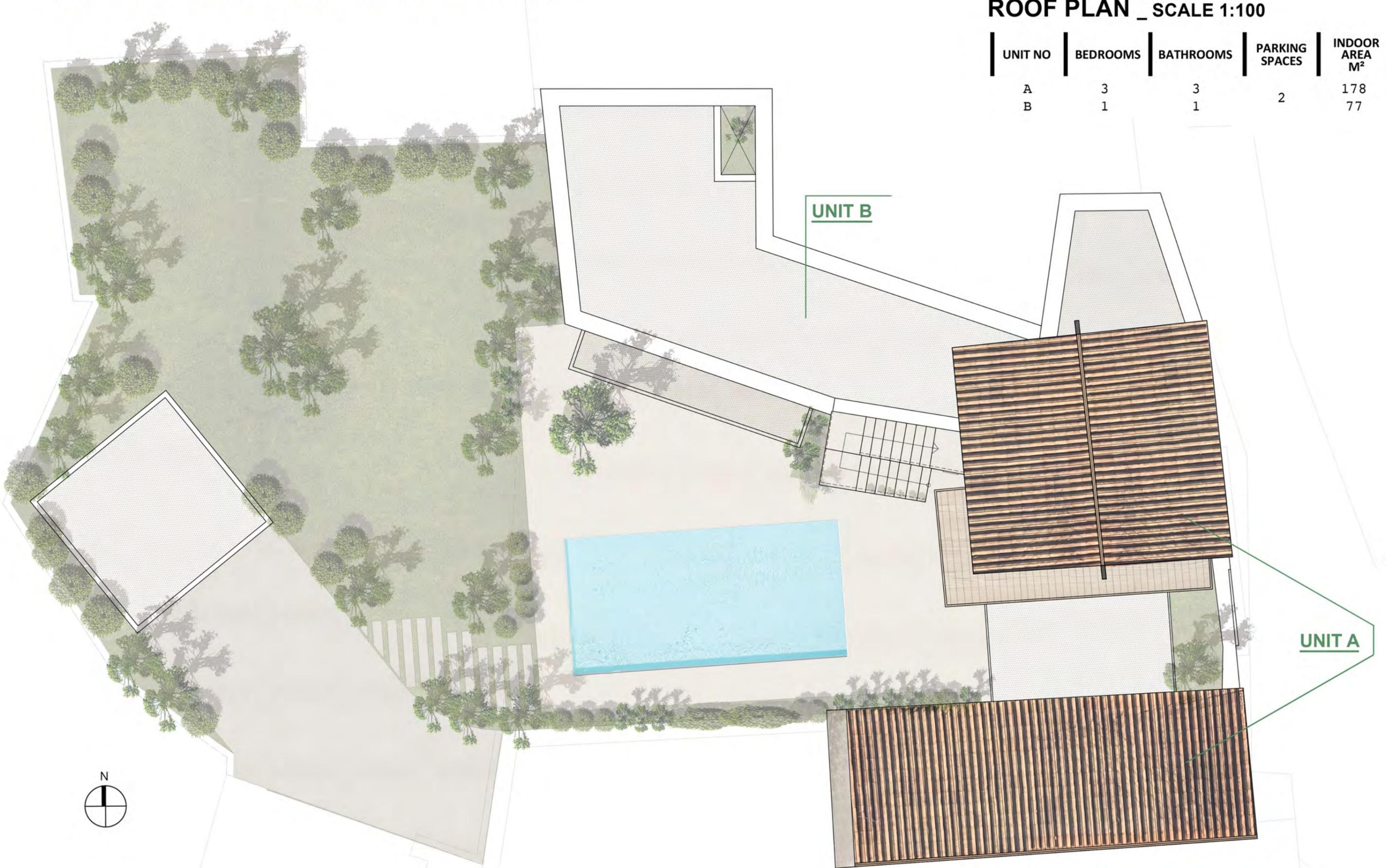


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## ROOF PLAN \_ SCALE 1:100

UNIT NO	BEDROOMS	BATHROOMS	PARKING SPACES	INDOOR AREA M <sup>2</sup>
A	3	3	2	178
B	1	1	2	77





*new metal extension with  
foldable doors offering a  
seamless transition  
between the indoor living  
and the outdoor yards*



*seamless transition between the indoor living and the central courtyard*

*access to the upper floor is provided via both an internal staircase and an external traditional staircase*



*Master suite with built-in wardrobe, en-suite bathroom and two private verandas that offer open views and cross-ventilation.*



