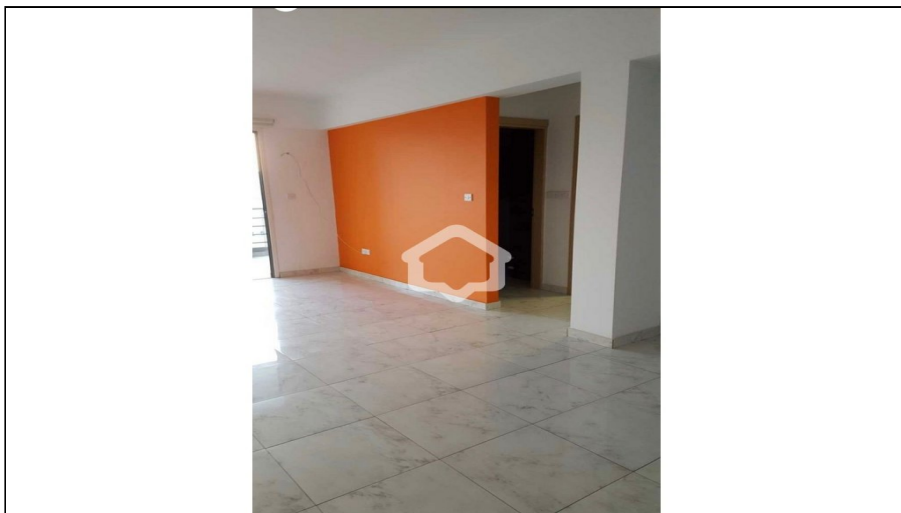




For Sale, Apartment, Standard Apartment, Nicosia, Panagia, 62m²

(302), PANAGIA(Christou Psyllide Str.), NICOSIA,
REG: 0/14061

For Sale : **€ 116,700**

Description

For Sale 1 Bedroom Apartment In Panagia, Nicosia
Strategic Residential Investment in Panagia

Experience an exceptional and highly practical residential opportunity with this premium 1-bedroom apartment, strategically located in the high-potential and beautifully connected district of Panagia, Nicosia. This property represents a top-tier investment proposal, offering a solid, high-value, and highly functional asset for contemporary urban living, long-term rental income, or a premium permanent residency. Housed within an exclusive residential block, the property is designed for individuals, corporate professionals, or couples who demand the perfect balance of central urban proximity and a comfortable lifestyle routine. Its strategic position ensures seamless connectivity, making it a secure choice in one of the capital's most established, dynamic, and well-connected premium residential zones.

Development Potential & High-Value Residential Features

The property features a modern, exceptionally comfortable, and highly efficient living space, meticulously structured to meet rigorous contemporary standards. The layout hosts a well-distributed fitted kitchen, a welcoming living and dining area, one spacious bedroom, and one pristine bathroom, ensuring absolute daily convenience. Fully equipped for contemporary lifestyle practicality and security, the apartment incorporates an advanced electronic door phone entry system, high-performance double glazing for superior thermal and acoustic insulation, and full split-unit air conditioning. Offered complete with premium electrical appliances, this turnkey residence opens up to a spacious covered veranda that serves as a perfect outdoor extension for relaxation. This immaculate property further incorporates reliable elevator access, a private storage room, and a dedicated covered parking area for absolute urban convenience.

Extensive Property Features

Property Type: Apartment

Location: Panagia, Nicosia

Bedrooms: 1

Bathrooms: 1 Full Bathroom

Kitchen: Fully Fitted Kitchen Layout

Interior Spaces: Open-Plan Living and Dining Area

Appliances: Premium Electrical Appliances Included

Security & Access: Advanced Electronic Door Phone System and Reliable Elevator Installed

Climate Control: Full Air Conditioning (Split Units) Installed

Windows & Insulation: Double Glazing throughout for maximum energy and thermal efficiency

Verandas: Spacious Covered Veranda

Storage & Parking: Private Storage Room and Dedicated Covered Parking Space Included

Suitable For: Ideal for corporate professionals, city workers, couples, or savvy investors targeting high-yield rental assets in a central capital node

Nearby Landmarks & Amenities

In a convenient location for a vibrant routine in the Panagia and wider Nicosia area, the property is supported by essential infrastructure and prominent landmarks.

The University of Cyprus (UCY Old Campus) is a prominent historical and academic landmark situated within the immediate area. The Sopaz Industrial & Commercial Zone is a primary local business and trade district located nearby.

John Kennedy Avenue is a primary commercial and financial artery providing immediate access to major retail shops, banks, and corporate networks.

The BMH Area is a well-known historical regional checkpoint and prominent military landmark within the district.

Larnacos Avenue is a primary high-street destination packed with major supermarkets, retail options, and cafes easily accessible from the property.

The Frederick University Campus is a prominent private academic institution and major educational landmark situated within the wider area.

Pallouriotissa Park is a major green landmark for outdoor recreation and neighborhood walking paths accessible nearby.

Nicosia City Center (Eleftheria Square) is the capital's primary professional, cultural, and shopping core reachable within a few minutes' drive.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!



Details

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

Status: **Available**

Unit Number: **302**

Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **1**
Floors Building: **5**

Construction Stage: **Resale**
Bathrooms: **1**

Construction Year: **2010**
Covered Parking: **1**

Area

Internal Area: **48m²**

Covered Verandas: **14m²**

Covered Area: **62m²**

Energy & Heating

Cooling Type: **Autonomous Cooling System**

Further Details

Elevator, Storage Space, Water, Electricity, Air Condition



Gallery

