

For Sale, Apartment, Ground Apartment, Nicosia, Agios Andreas

For Sale : **€ 800,000**

Description
For Sale: Elite Ground Floor 4-Bedroom Residence with Private Pool in Agios Andreas, Nicosia
Modern Urban Living in a Prime Nicosia District
Located in the heart of Agios Andreas, Nicosia's most prestigious and historic residential enclave, this magnificent ground-floor residence offers a sophisticated and accessible lifestyle. This property features four spacious bedrooms, each meticulously designed with its own private en-suite bathroom, complemented by an additional guest toilet for visitors. This residence represents a top-tier proposal and a solid asset in 2026, perfectly suited for those seeking the privacy of a villa with the security of a luxury apartment. Its strategic position in the secure diplomatic zone ensures essential daily practicality, providing a secure investment choice in a quiet, tree-lined neighborhood that remains the capital's ultimate status symbol.
Functional Layout & High-Value Residential Features
Entering through your own separate private entrance, you are greeted by an exceptionally spacious perspective designed for ultimate comfort and an intuitive flow. The journey begins in the vast, light-filled living area where a cozy fireplace serves as the heart of the home, leading seamlessly out to a large covered veranda that overlooks the lush greenery. Moving through the residence, you discover a high-end separate Arc Linea Italian kitchen—a masterpiece of functionality equipped with premium appliances—which sits adjacent to a dedicated laundry room for discreet daily management. The private quarters are cleverly partitioned to ensure tranquility, while the transition to the outdoors reveals an emotionally rejuvenating environment; here, a private swimming pool is nestled within a surrounding garden, accompanied by a dedicated play area, offering a seamless blend of indoor elegance and outdoor wellness.
Extensive Property Features
Property Type: Luxury Ground Floor Apartment
Location: Agios Andreas, Nicosia
Bedrooms: 4 spacious bedrooms (All with private en-suite bathrooms)
Bathrooms: 4 en-suites plus 1 Guest W/C
Kitchen: Separate Arc Linea Italian kitchen with premium appliances
Pool/Garden: Private swimming pool and surrounding landscaped garden
Climate Control: Full central heating and air conditioning throughout
Parking: 2 dedicated covered parking spaces
Storage: Private storage room included
Entrance: Separate private entrance for maximum exclusivity
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
The residence is surrounded by top-tier infrastructure for a vibrant urban routine:
Embassy of the USA: Located just 0.3 km away, offering unparalleled security and prestige.
Embassy of Russia: Situated 0.4 km from the property, marking the heart of the diplomatic zone.
Pediaios Linear Park: Accessible at 0.6 km for scenic outdoor wellness and walking.
Ministry of Health: An essential administrative landmark located 0.8 km away.
Cyprus Museum: A major cultural landmark just 0.9 km away for your daily routine.
Nicosia Municipal Garden: A green lung for wellness activities located 1.1 km away.
American Academy Nicosia: Strategic proximity at 1.2 km for top-tier education.
Eleftheria Square (City Center): Reachable at 1.5 km, offering premier shopping and dining.
Supreme Court of Cyprus: Located within a 1 km radius, ensuring a high-profile administrative environment.
AlphaMega Engomi: A major shopping destination located just 2 km away for your daily routine.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Apartment**
Status: **Available**
Unit Number: **002**
Website

Main Features

Property Subtype: **Ground Apartment**
Construction Year: **2010**
Bedrooms: **4**
Bathrooms: **4**
Kitchen Type: **Separated**
Furnished: **Unfurnished**
Covered Parking: **2**
Floors Building: **3**

Area

Internal Area: **225m²** Covered Verandas: **42m²** Uncovered Verandas: **41m²**

Energy & Heating

Heating Type: **Central Heating**

Further Details

Separate Laundry Room, Private Swimming Pool, Water, Electricity, Air Condition

Gallery






















































