



For Rent, Apartment, Standard Apartment, Nicosia, Egkomi

(102) ALAYA RESIDENCE, EGKOMI(Aitolon Str.),
NICOSIA

For Rent : **€ 1,700**

Description

For Rent 2 Bedroom Apartment in Egkomi, Nicosia

Strategic Residential Investment in Elite Engomi

Experience an exceptional and highly practical residential opportunity with this premium 2-bedroom apartment, strategically located in a high-potential, centrally positioned, and beautifully connected corporate, diplomatic, and academic neighborhood in Engomi, Nicosia. This property represents a top-tier rental proposal, offering a solid, comfortable, and remarkably functional asset for contemporary urban living. Designed for corporate professionals, foreign diplomats, or academic scholars who demand the ultimate balance of central urban proximity, absolute structural privacy, and a peaceful neighborhood setting, the apartment is perfectly situated on the 1st floor of an exclusive, low-density modern building containing only 3 residential units in total. Its strategic position makes it a secure choice for long-term residency in one of the capital's most prestigious and highly demanded zones, with availability starting from 01/09.

High-Value Residential Features & Modern Practicality

The property features a modern, exceptionally comfortable, and highly efficient living layout, meticulously structured to meet rigorous contemporary architectural standards. Spanning a functional and well-distributed interior plan, the residence hosts highly advantageous parameters:

Bedrooms & Bathrooms Layout: 2 Spacious Bedrooms and 2 Full Bathrooms — Meticulously distributed to ensure absolute daily convenience, seamless personal routines, and premium privacy.

Indoor-Outdoor Flow: The welcoming, open-concept living and dining areas transition smoothly to an elegant covered veranda, creating an unparalleled private setting for relaxation, fresh air, and peaceful evening lounging within the capital's premier residential grid.

Furnishing Status: Offered completely unfurnished to serve as an immaculate premium blank canvas for your personal interior design layout and custom furnishings.

Smart Infrastructure, Storage & Complete Urban Utilities

Delivering a fully equipped and highly functional living environment, the property incorporates top-tier modern infrastructure designed for total comfort, energy efficiency, and complete peace of mind:

Climate Control & Insulation: Full split-unit air conditioning installed across all interior zones for flawless year-round climate perfection, and high-performance double glazing windows for premium thermal insulation and acoustic privacy.

Building Mobility: Access is made completely effortless via a modern, high-capacity elevator system serving all floors of this exclusive 3-apartment building.

Logistics & Storage: Everyday functionality is expertly preserved with a private dedicated secure storage space on-site and a dedicated covered parking area allocated for absolute urban convenience and weather protection.

Extensive Property Features

Property Type: Apartment

Listing Type: Available For Rent

Location: Engomi, Nicosia

Floor Level: 1st Floor Position (Within a highly exclusive building of only 3 units)

Bedrooms: 2 Spacious Bedrooms

Bathrooms: 2 Full Bathrooms

Availability Date: Ready for occupancy from 01/09

Furnishing Status: Completely Unfurnished

Climate Control & Finishes: Full Air Conditioning and Double Glazing Windows Installed

Building Infrastructure: Modern Elevator Access fully functional

Storage & Verandas: Private Secure Storage Space and a comfortable Covered Veranda Included

Parking: Dedicated Private Covered Parking Infrastructure Allocated On-Site

Nearby Landmarks & Amenities

In an exceptionally convenient location for a vibrant corporate, academic, and residential routine in the prestigious Engomi area, the property is supported by elite local services, major universities, and central transport channels.

The University of Nicosia (UNIC) & Medical School represent a world-class academic institution and prominent regional landmark situated within the immediate surrounding network.

The European University Cyprus (EUC) is another leading national educational destination located just a short distance away.

The Embassy District houses multiple high-profile international diplomatic missions (including the US and Russian Embassies) and



administrative offices nearby.

The Mall of Engomi is a primary commercial, retail, and lifestyle hub providing immediate access to large supermarkets, department stores, and cafes.

Griva Digeni Avenue & 28th October Avenue are primary commercial and financial arteries providing direct connection to major corporate networks, banks, pharmacies, bakeries, and high-end restaurants.

The A1 Nicosia-Limassol Highway Network is easily accessible via surrounding links, ensuring a seamless transport connection for cross-district commuting and rapid airport transit.

To discover more options in this area, you can browse our complete portfolio of apartments for rent in Nicosia directly from our website by clicking the following link:

https://gplazarou.com/properties/apartment-for_rent/in/Nicosia/sort_by/website_listing_date/sort_direction/desc/

Contact G&P Lazarou Estate Agents today at +357 2502494 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Apartment**

Status: **Available**

Unit Number: **102**

[Website](#)

Main Features

Property Subtype: **Standard Apartment**

Construction Stage: **Completed**

Construction Year: **2024**

Bedrooms: **2**

Bathrooms: **2**

Kitchen Type: **Open Plan**

Furnished: **Fully Furnished**

Covered Parking: **1**

Floors Building: **3**

Area

Internal Area: **100m²**

Covered Verandas: **19m²**

Further Details

Elevator, Storage Space, Water, Electricity, Air Condition



Gallery



