



For Sale, Apartment, Studio, Nicosia, Aglantzia, 35m²

(104), ZANOS 89, AGLANTZIA(Nikolaou Katounta Str.), NICOSIA

For Sale : **€ 115,000**

Description

For sale studio in Aglantzia, Nicosia

Located in a highly convenient and popular residential area of Aglantzia, Nicosia, exactly opposite the University of Cyprus, this superb studio apartment offers a fantastic investment opportunity! It represents a highly valuable asset for investors or students looking for a modern, low-maintenance home with immediate access to top academic facilities and daily amenities!

Functional Layout & Essential Amenities

This exceptional studio apartment features a smart and highly accommodating interior layout designed for absolute daily convenience! It provides a bright, open-plan living and sleeping area perfectly tailored for student living or a young professional. The property comes with the massive advantage of 1 covered parking space adding incredible value and security!, Situated in a truly prime location, it guarantees high rental demand and a solid, consistent return on investment!

Key Property Features

- ✓ Property Type: Studio Apartment (For Sale)
- ✓ Location Advantage: Prime location directly opposite UCY!
- ✓ Parking: 1 Covered Parking Space

Nearby Landmarks

Conveniently located for a vibrant and active academic or urban routine, this exceptional studio is exceptionally well-positioned based on its precise coordinates! Future residents will enjoy immediate access to:

- ✓ The University of Cyprus (UCY) main campus (just 50 meters away)!
- ✓ Larnacos Avenue for top-tier cafes, dining, and retail shops (roughly 400 meters away)!
- ✓ Top-tier local supermarkets, traditional bakeries, and essential daily services right in the neighborhood (within a 300-meter radius)!
- ✓ Academias Park for a relaxing outdoor walk or exercise (approximately 1.50 kilometers away)!
- ✓ Highly efficient and straightforward access directly into the Nicosia city center (approximately 3.50 kilometers away)!

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

Details

Property Type: Apartment Website	Status: Available	Unit Number: 104
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Main Features

Property Subtype: Studio	Construction Stage: Under Construction	Construction Year: 2026
Kitchen Type: Open Plan	Covered Parking: 1	Floors Building: 3

Area

Covered Verandas: 9m²	Covered Area: 35m²
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Further Details

Elevator, Water, Electricity



Gallery

