



For Sale, Apartment, Whole Floor, Nicosia, Aglantzia

(401), ATHALASSA PARK RESIDENCES,
AGLATZIA(Onisilou Str.), NICOSIA

For Sale : **€ 940,000**

Description

For Sale: Modern Under Construction 3+1 Bedroom Apartment in Aglantzia, Nicosia

Modern Urban Living in a Prime Nicosia District

Experience a sophisticated, highly practical, and accessible lifestyle with this expansive 3+1 bedroom apartment, currently under construction in the heart of Aglantzia. Offering an emotionally rejuvenating living environment, this residence represents a top-tier residential proposal and a solid, highly functional asset in 2026. Designed for growing families who demand contemporary aesthetics and suburban tranquility, the property is located in a quiet yet central neighborhood, ensuring a peaceful domestic atmosphere while remaining just steps away from the capital's vibrant academic and commercial core. Its strategic position ensures essential daily practicality, providing a secure and premium investment choice in one of Nicosia's most popular residential hubs.

Functional Layout & High-Value Residential Features

This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum functionality. The residence serves your daily routine perfectly with its bright open-plan kitchen and living area that extends onto a generous covered veranda, offering the ideal setting for outdoor relaxation. The versatile 3+1 layout provides an extra room suitable for an office or guest space. It is flawlessly positioned featuring a modern design with high-quality finishes and advanced energy efficiency standards. Residents benefit from a dedicated covered parking space and a private storage room, ensuring an organized, healthy, and sustainable Mediterranean lifestyle.

Extensive Property Features:

Property Type: Under Construction Apartment

Location: Aglantzia, Nicosia

Bedrooms: 3 + 1 (Versatile extra room for office or guest use)

Kitchen: Modern open-plan design

Veranda: Spacious covered veranda for outdoor wellness

Parking: Private covered parking space included

Storage: Dedicated private storage room

Design: Contemporary architecture with premium materials

Climate Control: Full provisions for air conditioning

Legal Status: Fully compliant for immediate purchase agreement

Nearby Landmarks & Amenities:

In a convenient location for a vibrant urban routine in Aglantzia, the apartment is surrounded by top-tier infrastructure:

University of Cyprus (UCY): Located just 1.4 km away, providing essential daily practicality for students and academics.

Athalassa National Park: A nearby green lung for wellness activities and nature escapes situated within 1.2 km.

Skali Aglantzias Cultural Centre: A major cultural landmark reachable within 0.9 km.

AlphaMega Aglantzia: Your primary shopping destination accessible for your daily routine within 0.8 km.

Aglantzia Municipal Hall: Strategic proximity at 1.1 km for administrative convenience.

Aretaeio Private Hospital: Reachable in a 6-minute drive (2.5 km) for healthcare and peace of mind.

Nicosia City Center: Accessible within 8 minutes drive for the capital's premier services.

Kyrenias Commercial Avenue: A famous local hub for cafes and retail reachable within 0.7 km.

Franco-Cypriot School: Strategic proximity for families located within 1.5 km.

A1 Highway Interchange: Immediate connectivity just 3.0 km away for seamless island-wide travel.

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: **401**

[Website](#)



Main Features

Property Subtype: **Whole Floor**
Bedrooms: **5**
Floors Building: **4**

Construction Stage: **Under Construction**
Bathrooms: **3**

Construction Year: **2026**
Covered Parking: **1**

Area

Internal Area: **161m²**
Total Area: **457m²**

Covered Verandas: **77m²**
Roof Garden Area: **113m²**

Uncovered Verandas: **17m²**

Further Details

Elevator, Storage Space, Water, Electricity



Gallery

