



For Sale, Apartment, Standard Apartment, Nicosia, Agios Dometios, Agios Georgios

(301), ARIADNE BLOCKS, KOURKA (Gemenitzi Str.), AGIOS GEORGIOS, AGIOS DOMETIOS, NICOSIA, REG: 0/3484

For Sale : **€ 255,000**

Description

For Sale 2 Bedroom Apartment In Agios Dometios, Nicosia

Modern Urban Living in a Prime Nicosia District

Experience a sophisticated, highly practical, and accessible lifestyle with this stunning 2-bedroom apartment, currently under construction, in the heart of Agios Dometios. Offering an emotionally rejuvenating living environment, this residence represents a top-tier residential proposal and a solid, highly functional asset. Designed for those 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 living areas that extend onto a generous covered veranda, offering the ideal setting for outdoor relaxation. 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 the peace of mind that comes with a brand-new construction. Built with premium materials, this home ensures a healthy and sustainable lifestyle in a zone with soaring demand.

Extensive Property Features

Property Type: Under Construction Apartment

Location: Agios Dometios, Nicosia

Bedrooms: 2 Spacious bedrooms with ample storage

Bathrooms: Modern design with premium fixtures

Verandas: Spacious covered veranda for outdoor wellness

Parking: Private covered parking space included

Design: Contemporary architecture with high-spec materials

Climate Control: Full provisions for air conditioning units

Energy Efficiency: Built according to the latest 2026 standards

Legal Status: Fully compliant for immediate purchase agreement

Nearby Landmarks & Amenities

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

University of Nicosia (UNIC): Located just 1.1 km away, providing essential daily practicality for students and professionals.

European University Cyprus: A nearby landmark for higher education situated within 1.4 km.

Nicosia Race Club: A major local cultural landmark reachable within 0.7 km.

Agios Dometios Municipal Hall: Strategic proximity at 0.9 km for administrative convenience.

AlphaMega Engomi: Your primary shopping destination accessible for your daily routine within 1.2 km.

Nicosia City Center: Reachable at 2.8 km, offering premier retail and professional services.

Kykkos Monastery Park: A nearby green lung for wellness activities situated within 1.3 km.

American Embassy: Strategic connectivity at 1.5 km for professional and diplomatic access.

Engomi Commercial Hub: Reachable in a 4-minute drive (1.3 km) for cafes and retail.

A1 Highway Access: Immediate connectivity reachable within 10 minutes 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: **301**

[Website](#)



Main Features

Property Subtype: Standard Apartment	Construction Stage: Under Construction	Bedrooms: 2
Kitchen Type: Open Plan	Furnished: Unfurnished	Covered Parking: 1
Floors Building: 3		

Area

Internal Area: 88m²	Covered Verandas: 18m²
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Further Details

Elevator, Storage Space, Water, Electricity



Gallery

