



## For Sale, Apartment, Standard Apartment, Nicosia, Egkomi, Makedonitissa

(204), RUBY RESIDENCES, MAKEDONITISSA  
(Christou Ligdi Str.), EGKOMI, NICOSIA

For Sale : **€ 170,000**

### Description

For Sale 1 Bedroom Apartment In Makedonitissa, Nicosia

Modern Urban Living in a Prime Nicosia District

Experience a sophisticated, highly practical, and accessible lifestyle with this stunning 1-bedroom apartment, perfectly situated in the heart of the high-status Makedonitissa area in Engomi. Offering an emotionally rejuvenating living environment, this property represents a top-tier residential proposal and a solid, highly functional asset. Designed for students, professionals, or investors seeking the perfect balance of suburban serenity and immediate proximity to major universities, the property is located in a high-demand neighborhood known for its wide avenues and modern infrastructure. Its strategic position ensures essential daily practicality, providing a secure investment choice in one of the capital's most strategic residential and academic hubs.

Functional Layout & High-Value Residential Features

This property boasts a smart, exceptionally spacious perspective designed for ultimate comfort and maximum functionality. The residence serves your daily routine perfectly with its bright living areas that extend onto generous covered verandas, offering the ideal setting for outdoor wellness and Mediterranean relaxation. It is flawlessly positioned featuring a modern bathroom and high-quality finishes throughout. Residents benefit from a dedicated covered parking space, ensuring an organized and sustainable lifestyle in a quiet residential zone. Offered unfurnished, this apartment provides a healthy and versatile canvas for you to tailor the interior to your personal taste while being surrounded by essential amenities and green spaces.

Extensive Property Features

Property Type: Residential Apartment

Location: Makedonitissa, Engomi, Nicosia

Bedrooms: 1 Spacious bedroom with fitted wardrobes

Bathrooms: 1 Modern bathroom with premium fixtures

Condition: Unfurnished for personalized interior design

Verandas: Spacious covered verandas for outdoor relaxation

Parking: Private covered parking space included

Design: Contemporary architecture focusing on functionality

Climate Control: Full provisions for air conditioning

Legal Status: Title Deed available for immediate transfer

Nearby Landmarks & Amenities

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

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

Makario Stadium: A major sports landmark reachable within 0.7 km for wellness and activities.

Makedonitissa Tomb: A famous local cultural and historical landmark situated only 0.8 km away.

Mall of Engomi: Your primary destination for retail and dining accessible within 1.6 km.

AlphaMega & Lidl Engomi: Strategic proximity for your daily shopping routine at 1.4 km.

Kykkos Park: A nearby green lung for wellness activities situated within 1.5 km.

European University Cyprus: Strategic connectivity at 2.8 km for professional access.

Makedonitissa Primary School: Strategic proximity at 0.5 km for families and residents.

A1 Highway Interchange: Immediate connectivity within 10 minutes for seamless island-wide travel.

Nicosia City Center: Reachable at 5.5 km, offering the capital's full range of professional services.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email [sales@gplazarou.com](mailto:sales@gplazarou.com) to arrange your private viewing!

### Details

Property Type: **Apartment**

Status: **Available**

Unit Number: **204**

[Website](#)



---

### Main Features

|                                             |                                               |                               |
|---------------------------------------------|-----------------------------------------------|-------------------------------|
| Property Subtype: <b>Standard Apartment</b> | Construction Stage: <b>Under Construction</b> | Bedrooms: <b>1</b>            |
| Bathrooms: <b>1</b>                         | Kitchen Type: <b>Open Plan</b>                | Furnished: <b>Unfurnished</b> |
| Covered Parking: <b>1</b>                   | Floors Building: <b>2</b>                     |                               |

### Area

|                                       |                                          |
|---------------------------------------|------------------------------------------|
| Internal Area: <b>50m<sup>2</sup></b> | Covered Verandas: <b>15m<sup>2</sup></b> |
|---------------------------------------|------------------------------------------|

### Further Details

Elevator, Water, Electricity



## Gallery

