



## For Sale, Apartment, Standard Apartment, Nicosia, Lakatameia, Agia Paraskevi

(202), 37 PROJECT, LAKKOS TOU TSIAPI (Pavlou Mela Str.), AGIA PARASKEVI, LAKATAMEIA, NICOSIA

For Sale : **€ 235,000**

### Description

For Sale 2 Bedroom Apartment In Lakatameia, Nicosia  
Modern Urban Living in a Prime Nicosia District

Experience an elevated, highly practical, and accessible lifestyle with this stunning 2-bedroom modern apartment, perfectly situated on the first floor of an exclusive two-story building in the high-status area of Lakatameia. Offering an emotionally rejuvenating living environment, this property represents a top-tier residential proposal and a solid, highly functional asset. Designed for those who demand the perfect balance of urban connectivity and advanced privacy, the apartment is located in a high-demand neighborhood known for its immediate proximity to elite residential profiles. Its strategic position ensures essential daily practicality, providing a secure investment choice in one of the region's most sought-after suburban hubs, known for its seamless connectivity to Nicosia city center.

### Functional Layout & High-Value Residential Features

This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum residential functionality. The residence serves your daily operations perfectly, featuring two generous bedrooms and a modern bathroom to ensure absolute privacy and convenience. The outdoor living areas extend onto a beautiful covered veranda that offers the ideal setting for Mediterranean relaxation and outdoor wellness. It is flawlessly positioned on the 1st floor of a boutique 2-floor building, featuring high-spec security and convenience with a door phone system. Residents benefit from dedicated parking and a private storage room, ensuring an organized and sustainable lifestyle in a secure environment. Built with premium materials, this apartment meets the highest standards of contemporary urban elegance.

### Extensive Property Features

Property Type: Modern Apartment

Location: Lakatameia, Nicosia

Floor: 2nd Floor (in a 2-storey building)

Bedrooms: 2 Spacious bedrooms

Outdoor Space: Covered veranda for outdoor living

Roof Garden: Private Roof Garden

Security: Door phone system for secure access

Storage: Private storage room included

Parking: Dedicated parking space included

Design: Contemporary architecture focusing on maximum functionality

### Nearby Landmarks & Amenities

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

Nicosia Mall: A major commercial and entertainment landmark reachable within 2.5 km.

AlphaMega Lakatamia: Your primary shopping destination accessible for your daily routine within 1.5 km.

Lakatamia Municipal Hall: Accessible within 2.0 km for essential administrative services.

Pedieos River Linear Park: A nearby green lung for wellness activities situated within 1.5 km.

Apollonion Private Hospital: A major healthcare landmark reachable within 4.0 km.

Pascal English School: Strategic proximity at 3.5 km for elite education.

Lakatamia Health Centre: Accessible within 1.5 km for essential medical services.

A9 Highway Interchange: Immediate connectivity within 3.0 km for seamless island-wide travel.

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: **202**

[Website](#)



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### Main Features

|                                             |                                     |                               |
|---------------------------------------------|-------------------------------------|-------------------------------|
| Property Subtype: <b>Standard Apartment</b> | Construction Stage: <b>Off-plan</b> | Bedrooms: <b>2</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

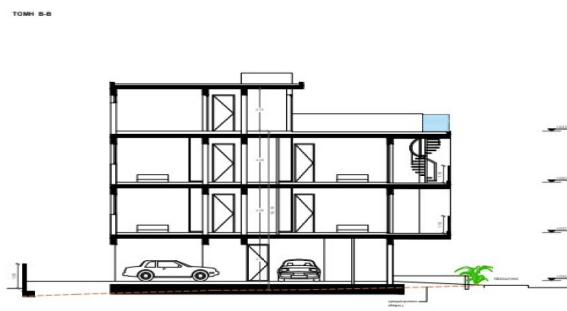
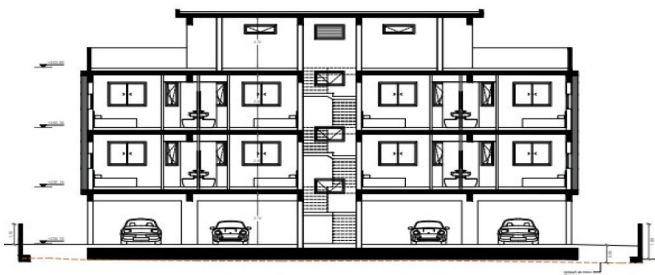
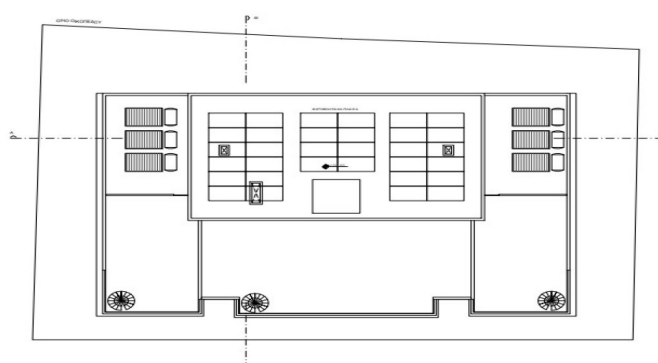
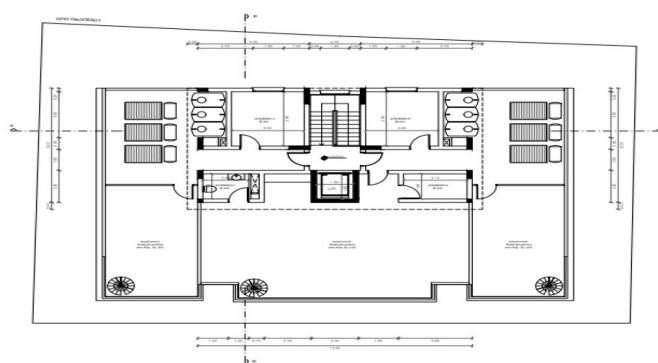
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|---------------------------------------|------------------------------------------|------------------------------------------|
| Internal Area: <b>86m<sup>2</sup></b> | Covered Verandas: <b>30m<sup>2</sup></b> | Roof Garden Area: <b>95m<sup>2</sup></b> |
|---------------------------------------|------------------------------------------|------------------------------------------|

### Further Details

Secure Door, Elevator, Storage Space, Water, Electricity, Air Condition



## Gallery





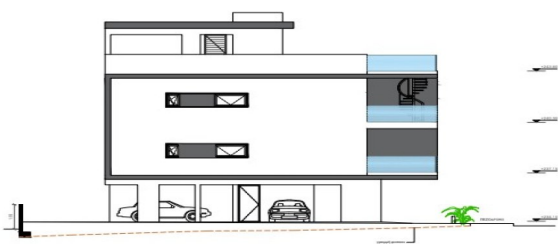
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