

For Sale, House, Detached House, Nicosia, GSP Area, 260.11m², 251.80m²

For Sale : **€ 540,000**

Description
Contemporary Executive Living: 3-Bedroom Detached House in Apostolos Varnavas, Strovolos
Sophisticated Modern Design with Private Pool and Garden
Elevate your standard of living with this exquisite 2-storey detached residence in the highly coveted Apostolos Varnavas & Agios Makarios parish of Strovolos. Boasting a total covered area of 260.11 m², this home is a masterpiece of modern architecture, designed for families who demand high-spec finishes, open-plan fluidity, and private outdoor leisure in the heart of Nicosia's most prestigious municipality.

Architectural Excellence & Lifestyle Features
Built to meet the highest standards of 2026 modern living, the property offers a seamless transition between indoor and outdoor spaces:
Ground Floor Social Hub: Features an expansive open-plan kitchen, living, and dining area, creating a vast, light-filled environment for family interaction and hosting. A discreet guest WC is conveniently located on this level.
Sleeping Quarters (Upper Floor): Comprises three spacious bedrooms, including a luxurious master suite with private en-suite facilities. A stylish family bathroom serves the additional bedrooms.
Private Oasis: The outdoor area is a true retreat, featuring a private swimming pool and a landscaped garden, complemented by covered verandas for shaded alfresco dining.
Premium Specs: Large windows throughout the home ensure natural light, while the layout emphasizes both privacy and functionality.

Detailed Location & Neighborhood Profile
Apostolos Varnavas is widely regarded as one of Strovolos' most central yet serene residential quarters, offering an unparalleled quality of life:
Prime Positioning: The property is situated near Athalassa Avenue, providing immediate access to Nicosia's primary commercial arteries. Its location is a "strategic sweet spot" that avoids city congestion while remaining minutes from the urban core.
Educational Excellence: Within a short radius, you'll find some of the capital's finest schools, including the Apostolos Varnavas Lyceum and prestigious private institutions. The Apostolos Varnavas Primary School and Kindergarten are also nearby, making the morning school run effortless.

Retail & Entertainment:
The Mall of Cyprus: Just a 5-to-7 minute drive away.
Daily Essentials: Surrounded by high-end supermarkets (Alphamega, Sklavenitis), boutique cafes, and pharmacies along Tseriou and Iosif Hadjiiosif Avenues.
Nature & Wellness: A short walk or drive leads you to the Acropolis Park and the Athalassa National Forest Park, offering kilometers of cycling trails and greenery for weekend escapes.

2026 Strategic Connectivity:
Highway Access: Unbeatable proximity to the motorway, allowing for a fast commute to Larnaca (35 mins) and Limassol (50 mins).
City Center: Reach the business center of Nicosia (Makariou Ave) in approximately 10 minutes.

Secure Your Future in Strovolos
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing of this exceptional detached home!

Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **M17**

Main Features

Property Subtype: **Detached House**
Bathrooms: **3**
Covered Parking: **2**

Construction Stage: **Off-plan**
Kitchen Type: **Open Plan**

Bedrooms: **3**
Furnished: **Unfurnished**

Area

Internal Area: **153m²**
Covered Verandas: **37m²**
Covered Area: **260m²**
Plot Area: **252m²**

Further Details

Private Swimming Pool

Gallery




















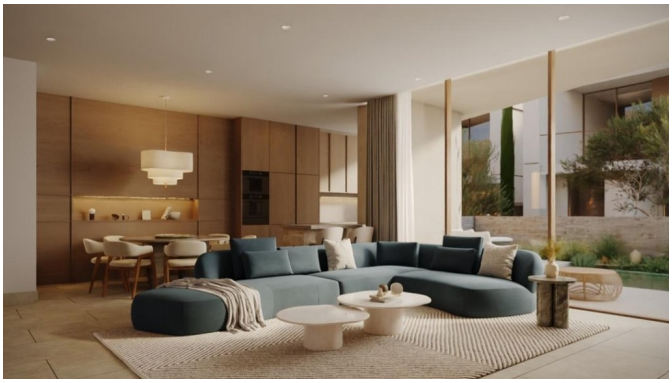







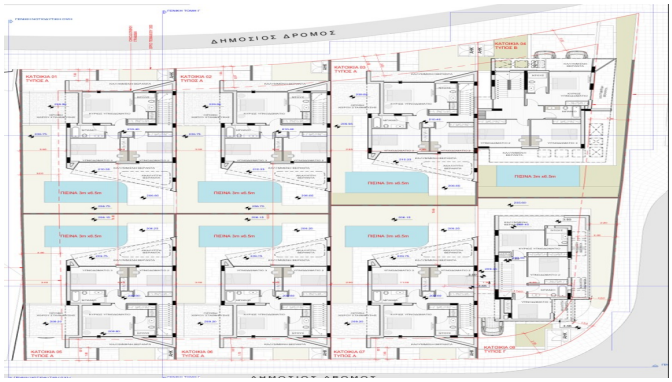
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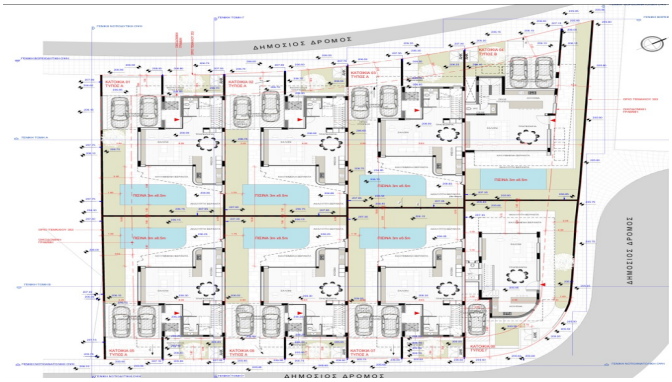
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