

For Sale, Apartment, Ground Apartment, Nicosia, Palouriotissa

For Sale : **€ 235,000**

Description
FOR SALE 3 BEDROOM APARTMENT IN PANAGIA, PALOURIOTISSA, NICOSIA

Strategic Residential Investment in Panagia
Experience an exceptional and highly practical investment opportunity with this 3-bedroom ground-floor apartment, strategically located in the high-potential area of Panagia, Palouriotissa, Nicosia. This property represents a top-tier residential proposal, offering a solid and highly functional asset for your private living or long-term investment. Designed for residents who demand the perfect balance of urban central proximity and strategic location, the apartment is situated in a high-demand residential zone. Its strategic position ensures daily practicality for professional and personal routines, making it a secure choice in one of the capital's most established and well-connected districts.

Development Potential & High-Value Residential Features
The property features a spacious internal area of 126 square meters, situated on the ground floor of a 2-storey building. Falling within a prime residential hub, the apartment offers a functional layout with three bedrooms and two bathrooms. Originally constructed in 2008, the residence provides a substantial canvas for a comfortable modern lifestyle. Equipped with installed air conditioning, central heating, and solar water heaters, the property meets high standards of modern comfort. The inclusion of double-glazed windows, covered parking, 5 square meters of uncovered verandas, and a valid Title Deed ensures a secure and practical living environment in a quiet neighborhood close to major urban amenities.

Extensive Property Features

Property Type: Residential Apartment

Internal Area: 126 square meters

Floor: Ground Floor (2-Storey Building)

Bedrooms: 3

Bathrooms: 2

Climate Control: Installed Air Conditioning & Central Heating

Verandas: 5 square meters (Uncovered)

Parking: Covered Space

Legal Status: Title Deed Available

Build Date: 2008

Additional Features: Double Glazing, Solar Water Heaters

Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in the Palouriotissa area, the property is surrounded by important infrastructure.

Frederick University is a primary academic landmark situated within a short distance.

The Sopaz Industrial Area is a prominent commercial hub accessible within the district.

Athienitis Supermarket is a major retail destination providing high daily convenience nearby.

The Famagusta Gate is a world-renowned historical landmark located a short drive away.

Alsos Forest Park (Akadimias) is a primary green landmark for recreation accessible within the area.

BMH (Nicosia General Hospital old site area) is a central navigational and historical point situated nearby.

The University of Cyprus (UCY) Kallipoleos Campus is a significant educational landmark reachable within minutes.

Nicosia City Center is a primary professional and civic destination easily accessible from the property.

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

Details

Property Type: **Apartment**
Website

Status: **Available**

Unit Number: **3RD**

Main Features

Property Subtype: **Ground Apartment**
Bedrooms: **3**
Covered Parking: **1**

Construction Stage: **Resale**
Bathrooms: **2**
Floors Building: **2**

Construction Year: **2008**
Furnished: **Unfurnished**

Area

Internal Area: **282m²**

Uncovered Verandas: **5m²**

Further Details

Water, Electricity

Gallery







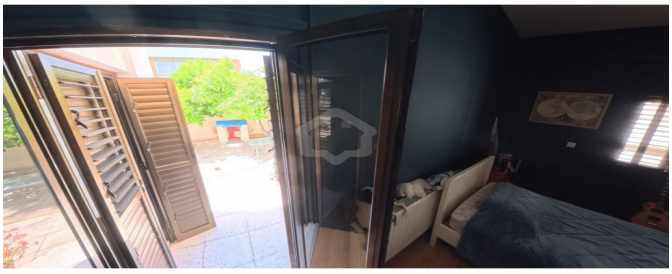
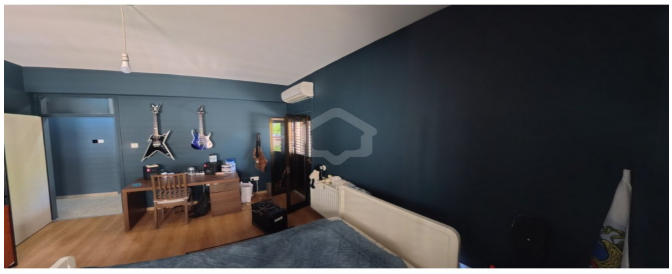














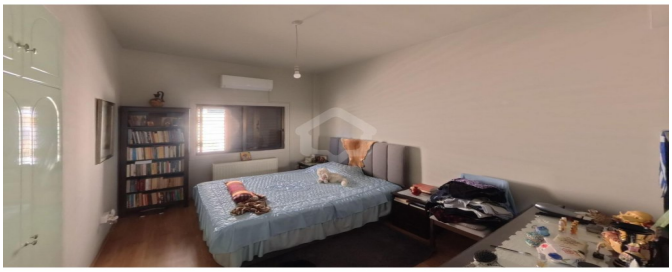


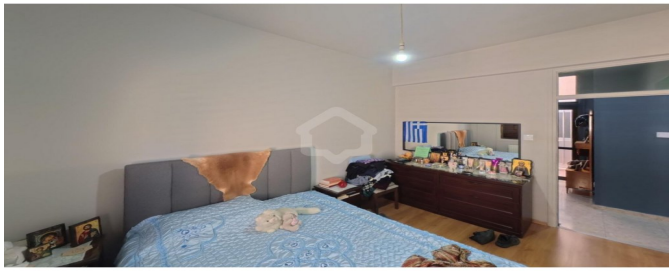












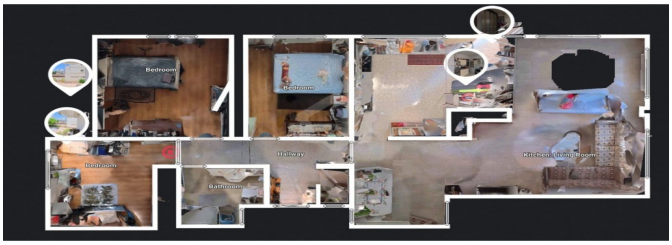












Bedroom
Bedroom
Hallway
Bathroom
Bathroom
Kitchen/Living Room