

# For Sale, Apartment, Standard Apartment, Nicosia, Latsia

For Sale : **€ 205,000**

**Description**
FOR SALE 2 BEDROOM APARTMENT IN LATSIA, NICOSIA

Strategic Residential Investment in Latsia
Experience an exceptional and highly practical investment opportunity with this 2-bedroom apartment, situated within the prestigious, brand-new "Semeli and Dias Residences" project, currently under construction in the high-potential area of Latsia, Nicosia. This property represents a top-tier residential proposal, offering a solid and highly functional asset for your private living or a high-yield modern investment. Designed for residents who demand the perfect balance of urban central proximity and contemporary lifestyle developments, 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 fastest-growing and most well-connected suburban districts.

Development Potential & High-Value Residential Features
The property features a modern, ultra-efficient, and contemporary living space designed to comply with high-standard European construction specifications. Falling within a highly sought-after development hub, the apartment offers a functional layout with two bedrooms, engineered for maximum space optimization and structural versatility. Being under construction, it provides an ideal timeline for finishing selections and custom adjustments, offering a substantial canvas for a high-quality lifestyle. Built using premium materials in a community known for its safe, organized neighborhood atmosphere and immediate access to necessary national infrastructure, this asset represents an ideal choice for long-term value appreciation.

Extensive Property Features

Property Type: Under-Construction Residential Apartment

Project Name: Semeli and Dias Residences

Location: Latsia Area, Nicosia

Bedrooms: 2

Status: Under Construction (Brand New / Contemporary Building)

Land Use: Ideal for young families, first-time buyers, or long-term investment portfolios

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

The Mall of Cyprus is a primary commercial and retail landmark situated within a very short drive.

Nicosia General Hospital is the nation's primary healthcare landmark providing essential medical services nearby.

Athalassa National Forest Park is a major green landmark for recreation and natural scenery accessible nearby.

Latsia Municipal Theater is a prominent local cultural and civic destination situated in the area.

The Nicosia-Limassol Motorway is a major navigational artery providing immediate access across the island.

The Cyprus Institute is a highly renowned national research and academic institution located nearby.

The Olympic Shooting Complex is a significant sports and recreational destination within the wider district.

Nicosia City Center is a primary professional and civic destination easily accessible via the main highway system.

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: **201A**

## Main Features

Property Subtype: **Standard Apartment**
Bathrooms: **2**

Construction Stage: **Under Construction**
Kitchen Type: **Open Plan**

Bedrooms: **2**
Covered Parking: **1**

## Area

Internal Area: **81m²**

Covered Verandas: **19m²**

Total Area: **100m²**

## Energy & Heating

Energy Efficiency Grade: **A**

## Further Details

Separate Laundry Room, Storage Space, Water, Electricity

# Gallery



















