



For Sale, Apartment, Standard Apartment, Nicosia, Latsia

(204B),SEMELI & DIAS RESIDENCES(Kithiron Str.),
LATSIA, NICOSIA

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@gpazarou.com to arrange your private viewing!

Details

Property Type: Apartment Website	Status: Available	Unit Number: 204B
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Main Features

Property Subtype: Standard Apartment	Construction Stage: Under Construction	Bedrooms: 2
Bathrooms: 2	Kitchen Type: Open Plan	Covered Parking: 1

Area

Internal Area: 81m²	Covered Verandas: 22m²	Total Area: 103m²
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Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Separate Laundry Room, Storage Space, Water, Electricity



Gallery



