



## For Sale, Apartment, Standard Apartment, Nicosia, Agioi Omologites

(403), SACOCO NO.42, NEKROTAFEION (Kosti Ourani Str.), AGIOI OMOLOGITES, NICOSIA

For Sale : **€ 360,000**

### Description

For Sale 3 Bedroom Apartment In Agioi Omologites, Nicosia

Strategic Residential Investment in Agioi Omologites

Experience an exceptional and highly practical investment opportunity with this 3-bedroom apartment, strategically located in the high-potential and highly prestigious central district of Agioi Omologites, Nicosia. This property represents a top-tier residential proposal, offering a solid and highly functional asset for your private living or as a high-yield rental 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 administrative, financial, and diplomatic hubs.

Development Potential & High-Value Residential Features

The property features a modern and highly efficient living space, meticulously designed to meet high contemporary standards and situated on the 4th floor for optimal privacy and accessibility. Falling within a sought-after urban hub, the residence boasts a functional layout featuring three bedrooms and two bathrooms, along with covered verandas that provide an ideal outdoor space for relaxation. The apartment is fully equipped for maximum comfort and security, incorporating complete air conditioning, central heating, solar water heaters, and premium double glazing for optimal thermal efficiency and acoustic privacy. The inclusion of a door phone system, elevator access, a private storage space, and a dedicated covered parking area ensures a highly practical living environment in a community known for its premium atmosphere and immediate access to necessary capital infrastructure.

Extensive Property Features

Property Type: Apartment

Location: Agioi Omologites, Nicosia

Floor: 4th Floor

Bedrooms: 3

Bathrooms: 2

Climate Control: Central Heating and Air Conditioning Installed

Energy Efficiency: Solar Water Heaters

Verandas: Covered Verandas

Parking: Dedicated Covered Parking Space

Storage: Private Storage Space

Security & Access: Door Phone System and Elevator Access

Interior: Double Glazing for thermal and acoustic insulation

Suitable For : Ideal for professionals, families, or corporate investment

Nearby Landmarks & Amenities

In a convenient location for a vibrant urban routine in the Agioi Omologites area, the property is surrounded by important infrastructure.

The Presidential Palace is a primary administrative and historical landmark situated within the immediate district.

The Ministry of Foreign Affairs is a significant government landmark located within a short drive.

The Walled City of Nicosia (Historic Center) is a major cultural and commercial landmark accessible nearby.

The English School is a world-renowned educational institution situated within the wider district.

The Junior School is a prominent international educational landmark located very close to the area.

Aretaeio Hospital is a major healthcare facility providing essential medical services within the district.

The Linear Park of Pedieos is a major green landmark for recreation and scenery accessible in the immediate surroundings.

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](mailto:sales@gplazarou.com) to arrange your private viewing!

### Details

Property Type: **Apartment**

Status: **Available**

Unit Number: **403**

[Website](#)



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### Main Features

Property Subtype: **Standard Apartment**  
Bathrooms: **2**  
Covered Parking: **1**

Construction Stage: **Off-plan**  
Kitchen Type: **Open Plan**  
Floors Building: **4**

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

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### Area

Internal Area: **119m<sup>2</sup>**  
Total Area: **224m<sup>2</sup>**

Covered Verandas: **28m<sup>2</sup>**

Uncovered Verandas: **42m<sup>2</sup>**

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### Further Details

Secure Door, Elevator, Water, Electricity, Air Condition



## Gallery

