

For Sale, Apartment, Standard Apartment, Nicosia, Lykabittos

For Sale : **€ 173,500**

Description
For Sale 1 Bedroom Apartment In Lykabittos,Nicosia
Strategic Residential Investment in Lycavitos
Experience an exceptional and highly practical residential opportunity with this premium 1-bedroom apartment, strategically located in the high-potential, prestigious central district of Lycavitos, Nicosia. This property represents a top-tier investment proposal, offering a solid and highly functional asset for contemporary urban living, long-term rental income, or a premium permanent residency. Housed on the 2nd floor (top floor) of an exclusive 4-storey residential building, the apartment is designed for individuals or corporate professionals who demand the perfect balance of central urban prestige, elevated top-floor privacy, and a comfortable lifestyle. Its strategic position ensures a seamless daily routine, making it a secure choice in one of Nicosia's most established, dynamic, and well-connected premium residential zones.
Development Potential & High-Value Residential Features
The property features a modern, comfortable, and highly efficient living space, meticulously designed to meet rigorous contemporary architectural and energy-efficiency standards. The layout hosts one spacious bedroom and one pristine bathroom, optimized for absolute daily convenience and premium top-floor comfort. Fully equipped for eco-friendly, modern lifestyle practicality, the apartment incorporates a private photovoltaic panel system for minimized energy costs, high-performance double glazing for superior thermal and acoustic insulation, and an advanced pressured water system. The inviting interior living space opens up to a spacious covered veranda that serves as a perfect outdoor extension for relaxation with elevated views. This immaculate property further incorporates reliable elevator access, a private storage space, a dedicated covered parking space, and an additional uncovered parking space, ensuring a highly practical living environment with immediate access to premium capital infrastructure.
Extensive Property Features
Property Type: Apartment
Location: Lycavitos, Nicosia
Floor: 2nd Floor (In a selective 4-storey residential building)
Bedrooms: 1
Bathrooms: 1 Full Bathroom
Green Energy: Private Photovoltaic Panel System Installed for Low Energy Costs
Windows & Insulation: Double Glazing throughout for maximum energy efficiency
Water System: High-Performance Pressured Water System Equipped
Verandas: Spacious Covered Veranda
Storage & Access: Private Storage Space and Reliable Elevator Access Included
Parking: Complete with 1 Dedicated Covered Parking Space AND 1 Uncovered Parking Space
Suitable For: Ideal for corporate professionals, city workers, couples, or savvy investors targeting high-yield rental assets in a premium central pocket
Nearby Landmarks & Amenities
In a convenient location for a vibrant routine in the Lycavitos and central Nicosia area, the property is supported by essential local infrastructure and prominent capital landmarks.
The University of Cyprus (UCY Old Campus) is a prominent historical and academic landmark situated within the immediate area.
Nicosia City Center (Eleftheria Square) is the capital's primary professional, cultural, and shopping core reachable within a few minutes.
The Landmark Nicosia is a high-profile commercial, retail, and luxury hospitality landmark situated within short driving distance.
Makariou Avenue is a primary retail, commercial, and high-street business destination easily accessible from the property.
The Central Bank of Cyprus is the nation's premier financial institution and economic node situated within the wider district.
The Ministry of Energy, Commerce, and Industry is a central national administrative destination located within the surrounding network.
Akropolis Park is a major green landmark for outdoor recreation, walking paths, and scenery accessible nearby.
Aretaeio Hospital is a major private healthcare facility providing essential medical services within a quick drive.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Apartment**
Status: **Available**
Unit Number: **203**
Website

Main Features

Property Subtype: **Standard Apartment**
Bathrooms: **1**
Covered Parking: **1**
Construction Stage: **Under Construction**
Kitchen Type: **Open Plan**
Floors Building: **4**
Bedrooms: **1**
Furnished: **Unfurnished**

Area

Internal Area: **56m²**
Total Area: **71m²**
Covered Verandas: **10m²**
Uncovered Verandas: **5m²**

Further Details

Elevator, Storage Space, Water, Electricity, Air Condition

Gallery





