

For Sale, Apartment, Luxury Apartment, Nicosia, Lykabittos

For Sale : **€ 325,000**

Description
For Sale 2 Bedroom Luxury Apartment In Lykabittos,Nicosia
Strategic Residential Investment in Lycavitos
Experience an exceptional and highly practical residential opportunity with this ultra-modern, apartment, strategically located in the high-potential, prestigious central district of Lycavitos, Nicosia. This property represents a top-tier investment proposal, offering a solid, brand-new, and highly functional asset for contemporary urban living, long-term rental income, or a premium permanent residency. Housed on the 4th floor (top floor) of an exclusive 4-storey residential building, the apartment is designed for individuals, corporate professionals, or small families who demand the perfect balance of central urban prestige, eco-friendly efficiency, and elevated top-floor privacy. 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 sleek, exceptionally comfortable, and highly efficient living space, meticulously designed to meet rigorous contemporary architectural and energy-efficiency standards. Elevating this property to an elite luxury category, the residence incorporates a spectacular private roof garden, offering an exclusive and expansive outdoor retreat for private relaxation, open-air entertaining, and capturing panoramic city views. The interior layout hosts two spacious bedrooms and two pristine bathrooms, optimized for absolute daily convenience and premium 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. 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 (Central Residential Node)
Floor: 4th Floor / Penthouse (In a selective 4-storey residential building)
Bedrooms: 2
Bathrooms: 2 Full Bathrooms
Outdoor Luxury: Spectacular Private Roof Garden with Elevated Views
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, couples, growing families, 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**
Website

Status: **Available**

Unit Number: **402**

Main Features

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

Construction Stage: **Under Construction**
Kitchen Type: **Open Plan**
Floors Building: **4**

Bedrooms: **2**
Furnished: **Unfurnished**

Area

Internal Area: **92m²**
Total Area: **150m²**

Covered Verandas: **23m²**
Roof Garden Area: **23m²**

Uncovered Verandas: **8m²**

Further Details

Elevator, Storage Space, Water, Electricity, Air Condition

Gallery





