



## For Sale, House, Semi-detached House, Nicosia, Lakatameia, Agios Nikolaos, 256m<sup>2</sup>

(H01), RISE 24, GLYFOS (Aginoros Str.), AGIOS NIKOLAOS, LAKATAMEIA, NICOSIA

For Sale : **€ 334,000**

### Description

For Sale Semi Detached House of 2 Bedrooms In Lakatameia, Nicosia

Strategic Residential Investment in Lakatameia

Experience an exceptional and highly practical residential opportunity with this modern 2-bedroom semi-detached house, strategically located in a high-potential and beautifully connected neighborhood in Lakatameia, Nicosia. This property represents a top-tier investment proposal, offering a solid, high-value, and highly functional asset for contemporary suburban living, long-term rental income, or a premium permanent residency. Built across two spacious floors, the residence is masterfully designed for families, couples, or corporate professionals who demand the perfect balance of a peaceful residential setting and seamless connectivity to the capital's main highway systems and commercial nodes. Its strategic position ensures a smooth daily routine, making it a secure investment in one of Nicosia's most established, dynamic, and well-connected premium residential zones.

Development Potential & High-Value Residential Features

The property features a comfortable, modern, and highly efficient living space spanning two functional levels, meticulously structured to meet rigorous contemporary architectural, security, and energy standards. The layout hosts two spacious bedrooms—including an exclusive en-suite bathroom master setup—and two pristine bathrooms total, optimized for absolute daily convenience and premium comfort. Fully equipped for a smart, eco-friendly, and secure lifestyle, the home incorporates an installed private photovoltaic panel system for minimized energy costs, an advanced door phone system, and a comprehensive CCTV security camera network. For superior thermal and acoustic insulation and climate efficiency, the residence features high-performance double glazing throughout, high-efficiency solar water heaters, and a reliable pressured water system. The inviting living areas open up to a beautifully landscaped garden and relaxing covered verandas, creating an ideal outdoor extension completed by a dedicated covered parking area.

Extensive Property Features

Property Type: Semi-Detached House

Location: Lakatameia, Nicosia

Number of Floors: 2 Storeys

Bedrooms: 2 (Including En-Suite Master Bedroom Setup)

Bathrooms: 2 Full Bathrooms Total

Security & Access: Advanced Door Phone System & Comprehensive CCTV Camera Network Installed

Green Energy: Private Photovoltaic Panel System Installed for Low Energy Costs

Windows & Insulation: Double Glazing throughout for maximum energy and thermal efficiency

Water & Heating: High-Performance Pressured Water System & Solar Water Heaters Equipped

Outdoor Living: Beautifully Landscaped Garden and Spacious Covered Verandas

Parking: Dedicated Covered Parking Space Included

Suitable For: Ideal for corporate professionals, couples, growing families, or savvy investors targeting high-yield rental assets in a highly demanded residential hub

Nearby Landmarks & Amenities

In a convenient location for a vibrant routine in the Lakatameia and wider Nicosia region, the property is supported by essential local infrastructure and prominent urban landmarks.

The Linear Park of Pedieos River is a world-renowned green landmark featuring extensive walking and cycling paths nearby.

Lakatameia Municipal Hall is a central local civic and administrative destination situated within the heart of the community.

Nicosia Mall is a primary commercial, retail, and entertainment destination offering comprehensive shopping facilities a short drive away.

The Lakatameia Health Centre is a vital regional medical facility providing essential healthcare services a short distance away.

The Lakatameia Airfield Area is a prominent historical and open-space local landmark situated within the wider district.

St. Chrysostomos Church is a prominent local religious, cultural, and historical monument within the neighborhood.

The Nicosia-Limassol Highway Interchanges are easily accessible national transport arteries for seamless cross-district commuting.

Nicosia City Center is the capital's primary professional, cultural, and shopping core reachable within a few minutes' drive.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email [sales@gplazarou.com](mailto:sales@gplazarou.com) to arrange your private viewing!



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### Details

Property Type: **House**  
[Website](#)

Status: **Available**

Unit Number: **H01**

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### Main Features

Property Subtype: **Semi-detached House**  
Bathrooms: **2**  
Covered Parking: **1**

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

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

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### Area

Internal Area: **156m<sup>2</sup>**

Covered Verandas: **29m<sup>2</sup>**

Plot Area: **256m<sup>2</sup>**

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### Further Details

Storage Space, Water, Electricity, Air Condition



## Gallery



