

For Sale, Apartment, Standard Apartment, Nicosia, Aglantzia

For Sale : **€ 435,000**

Description
For Sale 3 Bedroom Apartment In Aglantzia,Nicosia
Strategic Residential Investment in Aglantzia
Experience an exceptional and highly practical residential opportunity with this premium 3-bedroom off-plan apartment, strategically located in the high-potential and dynamically growing heart of Aglantzia, Nicosia. Representing a top-tier rental proposal with a delivery timeline ready in 18 months, this property offers a solid, brand-new, and highly functional asset for contemporary urban living. Housed on the 1st floor of an exclusive, low-rise 3-storey building, the property is masterfully designed for corporate executives, young families, university academics, or professionals who demand the perfect balance of central urban proximity, advanced engineering, and a peaceful neighborhood setting. Its strategic position ensures a seamless routine, making it a secure choice in one of the capital's most established, dynamic, and well-connected premium residential zones.
Development Potential & High-Value Residential Features
The property features a modern, exceptionally comfortable, and highly efficient living space, meticulously structured to meet rigorous contemporary architectural and energy standards. Spanning a functional and well-distributed layout, the residence hosts two spacious bedrooms and two pristine bathrooms, ensuring absolute daily convenience and privacy. Being an off-plan project, it introduces a premier opportunity to secure a turnkey, brand-new home ahead of the market. Fully equipped for a smart, modern, and energy-efficient lifestyle, the property incorporates an advanced door phone system, high-performance double glazing throughout for superior thermal and acoustic insulation, high-efficiency solar water heaters, and a reliable pressured water system. The inviting living areas open up to a spacious covered veranda, creating an ideal outdoor setting for private relaxation, completed by a dedicated covered parking area.
Extensive Property Features
Property Type: Apartment
Availability: Ready for delivery/occupancy in 18 months
Location: Aglantzia, Nicosia
Floor: 1st Floor
Building Scale: Selective 3-Storey Building Total
Bedrooms: 3
Bathrooms: 2 Full Bathrooms
Security & Access: Advanced Door Phone System Installed
Windows & Insulation: Double Glazing throughout for maximum energy and thermal efficiency
Water & Heating: High-Performance Pressured Water System & Solar Water Heaters Equipped
Verandas: Spacious Covered Veranda
Parking: Dedicated Covered Parking Space Included
Suitable For: Perfect for corporate professionals, university staff, couples, small families, or tenants seeking an autonomous, brand-new, and premium central home
Nearby Landmarks & Amenities
In a convenient location for a vibrant routine in the Aglantzia and wider Nicosia area, the property is supported by essential infrastructure, major universities, and prominent landmarks.
The University of Cyprus (UCY Old Campus) is a prominent historical and academic landmark situated within the immediate area.
The Landmark Nicosia is a high-profile commercial, financial, and luxury hospitality landmark situated just a short distance away.
Athalassa National Forest Park is a major natural and environmental green landmark offering extensive walking paths and scenery nearby.
Larnacos Avenue Commercial Node is a primary commercial artery providing immediate access to major supermarkets, retail shops, and cafes.
John Kennedy Avenue is another central commercial artery providing direct connection to major corporate networks, banks, and high-end restaurants.
Aglantzia Municipal Hall is the central local civic and administrative destination situated nearby.
Aretaeio Hospital is a major private healthcare facility providing essential medical services within a short drive.
Nicosia City Center (Eleftheria Square) is the capital's primary professional, cultural, and shopping core easily accessible from the property.
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: **102**

Main Features

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

Construction Stage: **Off-plan**
Kitchen Type: **Open Plan**
Floors Building: **3**

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

Area

Internal Area: **115m²**

Covered Verandas: **23m²**

Further Details

Secure Door, Storage Space, Water, Electricity, Air Condition

Gallery













