



For Sale, House, Semi-detached House, Nicosia, Egkomi, 222m², 265.50m²

(H02), ENGOMI HILLS II RESIDENCES,
KOKKINOKAFKALLA (Morfou Avenue), EGKOMI,
NICOSIA

For Sale : € 398,000

Description

For Sale Semi Detached House Of 4 Bedroom In Egkomi, Nicosia

Strategic Residential Investment in Engomi

Experience an exceptional and highly practical residential opportunity with this premium semi-detached house, strategically located in the high-potential, prestigious, and beautifully connected district of Engomi, Nicosia. This property represents a top-tier investment proposal, offering a solid, high-value, and remarkably functional asset for contemporary family living, embassy personnel hosting, or long-term capital expansion. Masterfully designed for growing families, corporate executives, or professionals who demand the perfect balance of elite urban prestige, absolute privacy, and a peaceful neighborhood setting, the residence ensures an efficient and smooth daily routine. Its strategic position makes it a secure choice in one of the capital's most established, dynamic, and internationally connected premium residential zones.

An additional highlight of this exceptional residence is its elevated position on a hillside, offering beautiful open views of the surrounding area and creating a greater sense of privacy, tranquility, and exclusivity.

Development Potential & High-Value Residential Features

The property features a modern, exceptionally comfortable, and highly efficient living layout, meticulously structured to meet rigorous contemporary architectural and environmental standards. The smart configuration hosts three spacious bedrooms alongside a beautifully integrated, dedicated home office space—providing a highly versatile 4-room layout perfect for executive remote work or study. The residence includes three pristine bathrooms, featuring a private en-suite shower configuration designed for absolute daily convenience and premium personal privacy.

A champion of eco-luxury and advanced engineering, the home is fully equipped with an installed private photovoltaic panel system for independent green energy and minimized electricity costs, high-efficiency solar water heaters, and a reliable heavy-duty pressured water system. For superior thermal and acoustic insulation and climate efficiency, the house features high-performance double glazing throughout. The inviting living areas seamlessly transition to spacious covered verandas, creating an ideal outdoor setting for private relaxation, completed by a dedicated covered parking area.

An Outdoor Garden Oasis

The exterior grounds are a true highlight of this standalone home, featuring a beautifully kept, professionally landscaped garden. This private botanical space offers a refreshing natural environment for children to play, weekend outdoor dining, and peaceful relaxation in the heart of an elite suburb.

Extensive Property Features

Property Type: Semi-Detached House

Location: Engomi, Nicosia

Room Configuration: 4 Rooms Total (3 Spacious Bedrooms & 1 Dedicated Executive Office Room)

Bathrooms: 3 Full Bathrooms (Features a premium En-Suite Shower setup)

Green Energy: Private Photovoltaic Panel System Installed for low electricity costs

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

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

Gardens & Verandas: Professionally Landscaped Private Garden and Spacious Covered Verandas

Parking: Dedicated Covered Parking Space Included

Suitable For: Irreplaceable crown-jewel choice for growing families, foreign diplomats, corporate executives, or savvy buy-to-let investors targeting high-yield premium assets in Nicosia's top suburb

Nearby Landmarks & Amenities

In a convenient location for a vibrant routine in the Engomi and wider central Nicosia area, the property is supported by elite international schools, embassies, and premium retail hubs.

The University of Nicosia (UNIC) & European University Cyprus (EUC) are world-class academic institutions and major regional landmarks located within the immediate neighborhood network.

The Mall of Engomi is a primary commercial, retail, and lifestyle hub providing immediate access to major supermarkets, department stores, and high-street cafes.

The United States Embassy, Russian Embassy, and multiple other foreign diplomatic missions are situated within this elite municipal district.

The Linear Park of Pedieos River is an extensive natural green landmark offering long walking paths, bicycle lanes, and outdoor recreation nearby.



Griva Digeni Avenue & 28th October Street are primary commercial arteries providing direct connection to major corporate networks, banks, pharmacies, bakeries, and fine dining options. Hippocrateon Private Hospital is a leading national healthcare facility providing comprehensive medical services within a quick drive. The A1 National Highway Network is easily accessible, providing a seamless transport connection for cross-district commuting. Nicosia City Center (Eleftheria Square) is the capital's primary professional and cultural core, reachable within a straightforward and comfortable 5 to 7-minute drive. To discover more options in this area, you can browse our complete portfolio of semi detached houses for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/housefor_sale/in/Nicosia/house_type/semi_detached_house/sort_by/website_listing_date/sort_direction/desc/ Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: House Website	Status: Available	Unit Number: H02
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Main Features

Property Subtype: Semi-detached House	Construction Stage: Off-plan	Bedrooms: 4
Bathrooms: 3	Kitchen Type: Open Plan	Furnished: Unfurnished
Covered Parking: 1		

Area

Internal Area: 172m²	Covered Area: 222m²	Plot Area: 266m²
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Further Details

Home Office, Storage Space, Water, Electricity, Air Condition



Gallery



