



## For Sale, Apartment, Standard Apartment, Nicosia, Pera Chorio

(101), GREEN GATE, MONASTIRKA (Larnakos Avenue), PERA CHORIO, NICOSIA

For Sale : € 135,000

### Description

For Sale 2 Bedroom Apartment In Pera Chorio, Nicosia

Strategic Residential Investment in Pera Chorio Nisou

Experience an exceptional and high-potential real estate opportunity with this modern 2-bedroom apartment, strategically located in a rapidly growing, family-friendly, and beautifully connected residential district of Pera Chorio Nisou, Nicosia. This property represents a top-tier residential proposal, offering a solid, high-value, and remarkably structured asset for contemporary suburban living, consistent long-term rental income, or a premium permanent residency. Housed on the 1st floor of a sleek, contemporary residential block, this apartment is designed for corporate professionals, young couples, or expanding families who demand the perfect balance of a peaceful village-suburban setting, absolute structural privacy, and seamless proximity to the island's primary highway networks. Its strategic position ensures an efficient, stress-free daily routine, making it a secure choice in one of Nicosia's most reliable and appreciating southern expansion zones.

Development Potential & Advanced Energy Efficiency

The property features a comfortable, modern, and highly efficient living layout, meticulously configured to meet the most rigorous contemporary architectural and energy-efficiency standards. The inner footprint hosts two spacious bedrooms and two pristine bathrooms (including an ensuite configuration), masterfully optimized for absolute daily convenience, enhanced privacy, and premium comfort. Setting a new benchmark for sustainable, cost-effective living, the apartment incorporates a private, high-performance photovoltaic panel network. This advanced infrastructure drastically minimizes building electricity consumption and utility expenditures while boosting its modern eco-credentials.

Smart Utilities & Secure Lifestyle Infrastructure

The apartment showcases a fluid open-plan indoor flow that transitions seamlessly to a comfortable covered veranda, creating an ideal setting for private outdoor relaxation and alfresco dining. Delivering a fully equipped, smart, and secure living environment, the residence integrates full split-unit air conditioning, an advanced electronic entry door phone system, a private storage room, and a dedicated covered parking space on-site. Supported by reliable modern elevator access, this immaculate property provides immediate, turnkey access to premium suburban infrastructure.

Extensive Property Features

Property Type: Apartment

Listing Type: Available For Sale

Location: Pera Chorio Nisou, Nicosia

Floor Level: 1st Floor Position

Bedrooms: 2 Spacious Bedrooms

Bathrooms: 2 Full Bathrooms

Climate Control: Full Air Conditioning Installed

Eco-Systems & Utilities: Integrated Private Photovoltaic Panels, High-Efficiency Solar Water Heaters, and a Pressured Water System

Security Framework: Advanced Electronic Entry Door Phone System and Secure Architectural Layout

Access & Storage: Reliable Modern Elevator Installed and a Private Secure Storage Room

Verandas: Beautifully Appointed Covered Veranda Optimized for Outdoor Living

Parking: Dedicated Covered Parking Space Included On-Site

Suitable For: Irreplaceable choice for professionals commuting between cities, young couples, families, or savvy investors targeting high-yield, low-maintenance rental assets with strong capital appreciation potential

Nearby Landmarks & Amenities

In a convenient location for a vibrant routine in the Pera Chorio and Dali municipal network, the property is supported by essential local services, regional schools, and central highway intersections.

The A1 Nicosia-Limassol-Larnaca Highway Intersection is accessible within a brief 1-minute drive, ensuring an unrivaled transport connection for smooth, cross-district commuting to all major cities and airports.

The Pera Chorio Primary & Secondary Schools are highly established local educational institutions providing comprehensive schooling networks for local families nearby.

The Dali Industrial & Commercial Zones host major regional corporate offices, distribution headquarters, and robust employment hubs moments away.

The Limassol Avenue Commercial Strip provides immediate, walk-in access to major high-street supermarkets, retail bakeries, local pharmacies, commercial banks, and family cafes.

The Historic Idalion Archaeological Site & Museum represent a premier national cultural landmark situated within the neighboring



district.

The Mall of Cyprus & Nicosia General Hospital are primary national retail and medical infrastructure targets reachable within a straightforward 8 to 10-minute highway drive.

To discover more options in this area, you can browse our complete portfolio of apartments for sale in Nicosia directly from our website by clicking the following link:[https://gplazarou.com/properties/apartment-for\\_sale/in/Nicosia/town\\_planning\\_zone/residential/sort\\_by/website\\_listing\\_date/sort\\_direction/desc/](https://gplazarou.com/properties/apartment-for_sale/in/Nicosia/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/)

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

### Details

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

Status: **Available**

Unit Number: **101**

### Main Features

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

Construction Stage: **Off-plan**  
Kitchen Type: **Open Plan**  
Floors Building: **2**

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

### Area

Internal Area: **78m<sup>2</sup>**

### Further Details

Elevator, Storage Space, Water, Electricity, Air Condition



## Gallery

