

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

For Sale : **€ 116,000**

Description
For Sale 1 Bedroom Apartment In Pera Chorio,Nicosia
Strategic Residential Investment in Pera Chorio Nisou
Experience an exceptional and highly practical real estate opportunity with this modern 1-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 student or professional rental income, or a comfortable permanent residency. Housed on the 2nd floor of a sleek, contemporary residential block, this apartment is designed for young professionals, corporate commuters, or couples 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 one spacious bedroom and one pristine bathroom, masterfully optimized for absolute daily convenience, ease of maintenance, 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, fresh air, and peaceful evening lounging. 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: 2nd Floor Position
Bedrooms: 1 Spacious Bedroom
Bathrooms: 1 Full Bathroom
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 Oriented for Peaceful Outdoor Livin
Parking: Dedicated Covered Parking Space Included On-Site
Suitable For: Irreplaceable choice for single professionals commuting between cities, young couples, university students, 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/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private project presentation and technical architectural brief!

Details

Property Type: **Apartment**
Website

Status: **Available**

Unit Number: **204**

Main Features

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

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

Bedrooms: **1**
Furnished: **Unfurnished**

Area

Internal Area: **54m²**

Further Details

Elevator, Storage Space, Water, Electricity, Air Condition

Gallery











