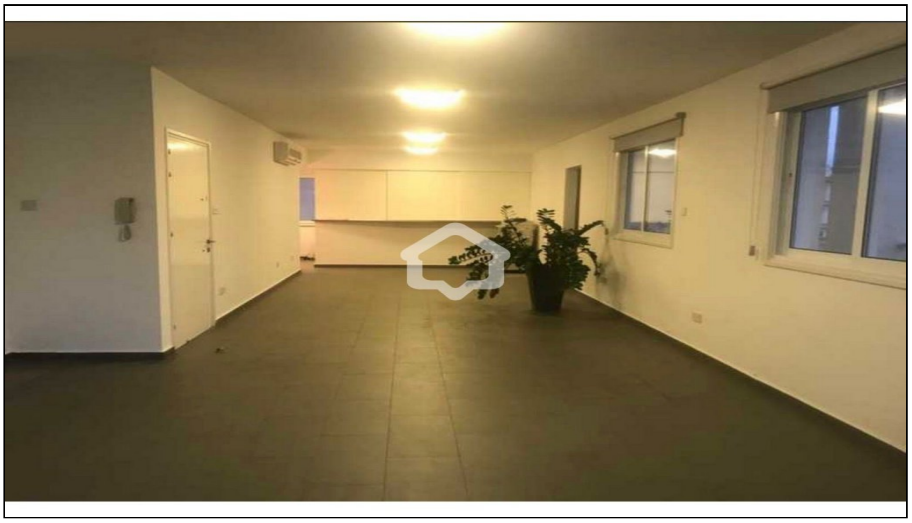


For Sale, Apartment, Standard Apartment, Nicosia, Agioi Omologites

For Sale : **€ 390,000**

Description
For Sale Apartment In Agioi Omologites,Nicosia
Strategic Positioning in the Legal & Financial Heart of Agioi Omologites
Unlock a rare, high-potential real estate asset with this premium 3-bedroom apartment, strategically located in a centrally positioned, prestigious corporate and financial district in Agioi Omologites, Nicosia. Occupying a highly commanding position on the 4th floor of an established development, this property represents a top-tier investment opportunity featuring dual-use versatility. It is perfectly designed to serve either as an expansive, comfortable urban residence or transformed into a high-end corporate office headquarters. Its strategic layout and elite central location make it an ideal choice for legal firms, financial consultants, medical practices, or private owners who demand instant proximity to the capital's core decision-making avenues.
Expansive Interior Layout & Multi-Functional Design
The property boasts a spacious, exceptionally structured, and highly efficient floor plan engineered to balance comfort with complete professional utility. Offered completely unfurnished, the premises deliver a blank-canvas layout ready for personalized architectural customization:
Bedrooms & Office Spaces Layout: 3 Large Bedrooms (or executive office suites) — Perfectly proportioned to accommodate heavy professional traffic or expansive domestic living arrangements.
Bathrooms Configuration: 3 Full Bathrooms — An exceptional parameter ensuring maximum logistical convenience, personal privacy, and flawless utility for staff, clients, or large families.
Dual-Use Adaptability: Fully structured and architecturally suitable for office use, allowing seamless transition into reception areas, conference spaces, and dedicated workstations.
Complete Utility Infrastructure & Smart Logistics
Delivering an optimized, fully functional environment, the property incorporates essential technical infrastructure designed for year-round operational reliability and ease of access:
Climate Control: Full split-unit air conditioning installed across all interior rooms, securing optimal temperature regulation and thermal comfort.
Storage Infrastructure: Complemented by a dedicated private storage space, expertly preserving interior space by housing excess archiving, files, or domestic equipment.
Building Mobility: Effortless high-capacity elevator access serves the floor, guaranteeing easy transit for clients, employees, and residents alike.
Extensive Property Features
Property Type: Multi-Functional Apartment (4th Floor)
Listing Type: Available For Sale
Location: Agioi Omologites, Nicosia
Bedrooms: 3 Spacious Bedrooms
Bathrooms: 3 Full Bathrooms
Furnishing Status: Unfurnished
Usage Suitability: Ideal for Residential Use or Premium Office Headquarters
Climate Control: Full Air Conditioning Installed Throughout
Storage: Private Dedicated Storage Room Included
Building Infrastructure: Modern Elevator Access fully functional
Nearby Landmarks & Amenities
Situated within a bustling, high-profile commercial grid in central Nicosia, the property is supported by elite municipal infrastructure, government entities, and central transit arteries:
The Presidential Palace & Linear Park are positioned in the immediate surrounding network, offering a prestigious institutional backdrop and exceptional green walking tracks.
Griva Digeni Avenue & Kyriakou Matsi Avenue are just a short walk away, serving as primary financial channels hosting central bank headquarters, multinational corporations, elite legal firms, and corporate services.
The Ministry of Finance & Central Government Offices are highly accessible, rendering this location an absolute hotspot for professionals interacting with public sectors and corporate networks.
The Nicosia District Court is situated within short driving proximity, highlighting the property's unparalleled suitability for legal offices and law practitioners.
Premium Coffee Shops, Fine Dining Restaurants, and High-Street Retailers flank the surrounding avenues, offering a vibrant urban fabric for client entertainment and employee routines.
To discover more options in this area, you can browse our complete portfolio of apartment for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/apartment-for_sale/in/Nicosia/

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: **401**

Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **3**
Furnished: **Unfurnished**

Construction Stage: **Resale**
Bathrooms: **3**
Covered Parking: **1**

Construction Year: **2006**
Kitchen Type: **Open Plan**
Floors Building: **4**

Area

Internal Area: **133m²**

Covered Verandas: **25m²**

Further Details

Storage Space, Water, Electricity, Air Condition

Gallery









