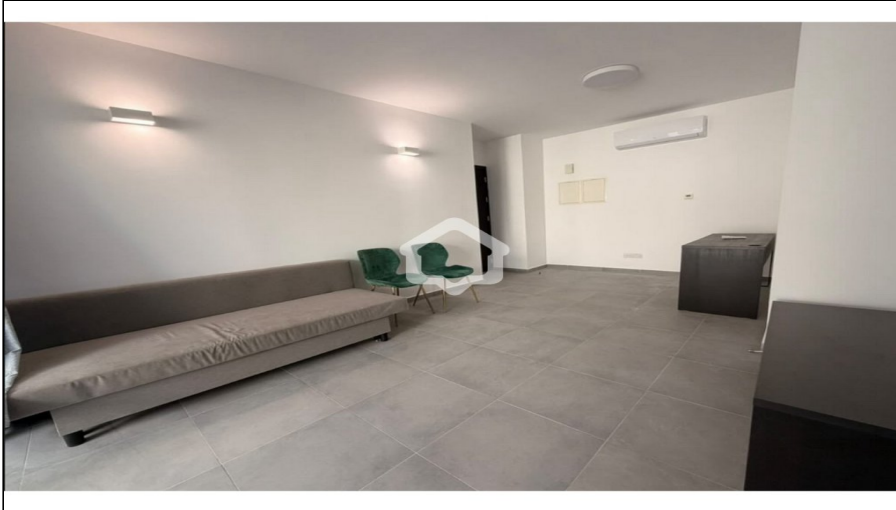




For Rent, Apartment, Ground Apartment, Nicosia, Egkomi, Makedonitissa

(001), MAKEDONITISSA (Manis Str.), EGKOMI, NICOSIA, REG:4/2372

For Rent : **€ 700**

Description

For Rent 1 Bedroom Ground Apartment In Egkomi, Nicosia

Exclusive Ground-Floor Privacy in a Peaceful Cul-De-Sac Location

Experience an exceptional standard of comfortable, accessible urban living with this beautiful 1-bedroom ground floor apartment available for rent in Egkomi, Nicosia. Tucked away at the end of a quiet, highly secure cul-de-sac, this property ensures maximum tranquility and zero passing traffic. Its ground-floor positioning removes the hassle of daily stairs, presenting an ideal residential match for corporate professionals, single executives, diplomats, or anyone seeking step-free access combined with immediate proximity to Egkomi's premier lifestyle avenues and embassy hubs.

Comprehensive Year-Round Climate Engineering

Built to maintain a perfectly regulated indoor climate through every extreme Mediterranean seasonal shift, the apartment boasts a high-performance infrastructure:

Central Heating: Fully integrated central heating radiator units are installed across all rooms, enveloping the entire home in a balanced, radiant warmth throughout the winter months.

Air Conditioning: Equipped with high-efficiency air conditioning split systems for rapid, total cooling performance all summer long.

Intelligent Spatial Layout & Practical Living Assets

Every square meter of this contemporary flat has been intelligently maximized to offer a flowing, comfortable residential experience: Indoor-Outdoor Flow: The bright open-plan living and dining areas transition smoothly out onto deep covered verandas, creating your own private, shaded ground-level sanctuary perfect for fresh-air dining and relaxation.

Bedrooms & Sanitary Layout: Features a spacious private bedroom with excellent fitted wardrobe space, directly supported by 1 pristine full bathroom with contemporary fixtures.

Vertical Mobility: Although the apartment is located on the ground floor for ultimate ease, the building features a modern elevator system, ensuring effortless access to underground parking or communal spaces if required.

All-Inclusive Financial Advantage & Secure On-Site Logistics

Hassle-Free Maintenance: The monthly rental rate is highly optimized as common expenses are fully included, shielding tenants from separate building administration bills and securing a predictable monthly budget.

Dedicated Covered Parking: Includes an allocated covered parking space explicitly assigned to the apartment, shielding your vehicle from sun damage and ensuring stress-free, secure access.

Property Features

Property Type: Ground Floor Residential Apartment

Listing Type: Available For Rent

Location: Egkomi, Nicosia

Road Setting: Cul-De-Sac

Exact Coordinates:

Bedrooms: 1 Spacious Bedroom

Bathrooms: 1 Full Contemporary Bathroom

Outdoor Space: Private Covered Verandas

Climate Systems: Integrated Central Heating & Full Air Conditioning

Financial Advantage: Common Expenses Fully Included in Rent

Building Amenities: Modern Secure Elevator Access

Parking: Assigned On-Site Covered Parking Space Included

Nearby Landmarks & Amenities

Perfectly centered within Egkomi's most affluent urban grid, the apartment places an exceptional array of professional, commercial, and educational support systems at your fingertips:

The University of Nicosia (UNIC) & European University Cyprus (EUC) are both located within immediate driving or quick walking distance, making this property a prime hub for academic staff, researchers, and students.

The Mall of Engomi & Griva Digeni Avenue are just minutes away, acting as primary lifestyle destinations hosting large international supermarkets (such as Alphamega), high-end fitness facilities, private banks, pharmacies, and medical practices.

An Elite Dining & Cafe Culture thrives in the surrounding district, bringing a curated selection of gourmet bakeries, popular franchise coffee bars, and fine-dining restaurants within brief walking reach.

Diplomatic Embassies & Corporate Corridors: Located in immediate proximity to major foreign embassies and corporate headquarters, keeping your morning business commute into central Nicosia exceptionally short and fluid.



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Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Apartment**

Status: **Available**

Unit Number: **001**

[Website](#)

Main Features

Property Subtype: **Ground Apartment**

Construction Stage: **Resale**

Construction Year: **2013**

Bedrooms: **1**

Bathrooms: **1**

Kitchen Type: **Open Plan**

Furnished: **Fully Furnished**

Covered Parking: **1**

Floors Building: **3**

Area

Internal Area: **55m²**

Covered Verandas: **10m²**

Further Details

Elevator, Storage Space, Water, Electricity, Air Condition



Gallery

