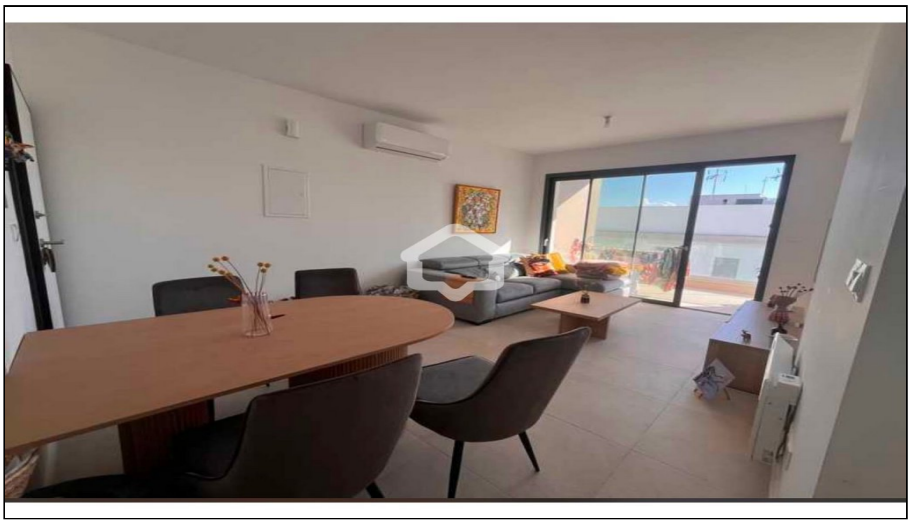


# For Sale, Apartment, Standard Apartment, Nicosia, Egkomi, Makedonitissa, 70m²

For Sale : **€ 189,000**

**Description**
For Sale Modern 1-Bedroom Apartment in Makedonitissa, Engomi, Nicosia
Discover an outstanding opportunity to own a stylish and energy-efficient apartment in the highly sought-after area of Makedonitissa, Engomi. Exclusively offered by G&P Lazarou Estate Agents, this beautifully maintained one-bedroom apartment combines contemporary design, premium features, and an exceptional location, making it the perfect choice for first-time buyers, professionals, university staff, or investors seeking excellent rental potential in one of Nicosia's most desirable residential districts.
The apartment offers 50 sq.m. of well-designed internal living space, complemented by two covered verandas with a total area of 20 sq.m., creating generous outdoor areas where you can enjoy your morning coffee, entertain guests, or simply relax in complete comfort.
The bright open-plan layout includes a welcoming living and dining area, a modern kitchen fully equipped with quality electrical appliances, one spacious bedroom, and a stylish bathroom finished with contemporary materials. The property is offered fully furnished, allowing its new owner to move in immediately or rent it out without any additional investment.
One of the apartment's greatest advantages is its Energy Efficiency Certificate A, enhanced by the installation of photovoltaic panels, significantly reducing electricity costs while promoting environmentally friendly living. Additional features include fully installed air conditioning, double-glazed windows for improved thermal and acoustic insulation, a private storage room, and one covered parking space, offering maximum comfort and practicality.
Located in the prestigious Makedonitissa area of Engomi, the apartment enjoys immediate access to universities, embassies, schools, supermarkets, cafés, restaurants, pharmacies, shopping centres, and public transport. Its excellent location also provides quick access to the centre of Nicosia, making it a highly attractive property for both owner-occupiers and investors.
Whether you are looking for your first home or a high-return investment in the Cyprus real estate market, this modern apartment represents an exceptional opportunity that combines quality, sustainability, and location.
Nearby Landmarks
• University of Nicosia – approximately 1.3 km
• European University Cyprus – approximately 2.0 km
• The Mall of Engomi – approximately 1.8 km
• Nicosia Race Club – approximately 1.5 km
• Embassy District – approximately 2.2 km
• Supermarkets, bakeries, pharmacies, cafés and restaurants – within 300–600 m
• Easy access to the Nicosia–Troodos Highway – approximately 1.5 km
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/
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: **204**
Website

## Main Features

Property Subtype: **Standard Apartment**
Construction Stage: **Resale**
Construction Year: **2025**
Bedrooms: **1**
Bathrooms: **1**
Kitchen Type: **Open Plan**
Furnished: **Fully Furnished**
Covered Parking: **1**
Floors Building: **3**

## Area

Internal Area: **50m²**
Covered Verandas: **20m²**
Covered Area: **70m²**

## Energy & Heating

Energy Efficiency Grade: **A**

## Further Details

Elevator, Storage Space, Water, Electricity, Air Condition

# Gallery



