

For Sale, Apartment, Standard Apartment, Nicosia, Lakatameia, Agia Paraskevi, 100m²

For Sale : **€ 205,000**

Description
For Sale 2 Bedroom Apartment In Lakatameia,Nicosia
High-Performance Energy-Autonomous Living in Nicosia's Premier Suburban Growth Hub
Step into a contemporary standard of suburban luxury and eco-friendly comfort with this exceptional 2-bedroom apartment for sale in the vibrant and family-friendly municipality of Lakatameia, Nicosia. Positioned inside a sleek, modern residential development, this upper-floor residence balances architectural elegance, low-overhead sustainability, and total urban connectivity. It stands as a premier acquisition choice for private buyers looking for a turn-key modern home, or smart investors seeking a low-maintenance, high-demand rental asset in one of the capital's top residential districts.
Sleek Spatial Flow & Premium Indoor-Outdoor Balance
Every square meter of this contemporary apartment has been masterfully optimized to provide a flowing, high-utility residential footprint:
Open-Plan Living: Features a beautifully illuminated lounge and dining area seamlessly connected to a modern kitchen outfitted with high-grade cabinetry and ergonomic workspaces.
Bedrooms & Sanitary Layout: Configured with 2 spacious bedrooms featuring extensive integrated wardrobe storage, directly supported by 2 pristine contemporary bathrooms (including a main family bathroom and a private en-suite configuration for the master suite).
Deep Shaded Verandas: The interior living pavilion transition out smoothly through floor-to-ceiling glass doors onto deep covered verandas, creating an ideal private outdoor sanctuary for fresh-air relaxation or evening wind-downs.
Next-Generation Energy Engineering & Climate Comfort
Built to exacting environmental and structural standards, this property shields its owner from rising utility costs:
Integrated Photovoltaic System: Outfitted with dedicated photovoltaics solar panels, generating autonomous green electricity to power your home and substantially lowering or neutralizing monthly electricity bills.
Thermal & Acoustic Double Glazing: High-specification double-glazed windows form a tight thermal seal, keeping indoor temperatures balanced year-round while completely blocking out external urban noise.
Full Air Conditioning: Fully equipped with high-performance air conditioning split units across all living zones and bedrooms for rapid cooling in summer and balanced warmth in winter.
Heavy-Duty Pressure Water System: Outfitted with an advanced pressure water system, ensuring strong, constant water force across both bathrooms simultaneously.
Secure Logistics, Automation & Dedicated Storage
Vertical Mobility: Serviced by a smooth, high-speed, and secure elevator system, ensuring easy, step-free access from the ground level right up to your front door.
Vehicle Protection: Includes an allocated, private covered parking space explicitly assigned to the apartment, shielding your vehicle from weather exposure.
Private Storage Room: Features a dedicated, secure storage space on the ground level, keeping your primary living quarters organized and clutter-free.
Property Features
Property Type: Modern Apartment
Listing Type: Available For Sale
Location: Lakatameia, Nicosia
Bedrooms: 2 Spacious Bedrooms
Bathrooms: 2 Full Contemporary Bathrooms
Outdoor Space: Private Shaded Covered Verandas
Energy Infrastructure: Integrated Photovoltaic System
Insulation & Comfort: Double Glazing Windows & Pressure Water System
Climate Systems: Full Air Conditioning Units Installed Throughout
Building Amenities: Modern Secure Elevator Access
Logistics & Storage: Allocated Covered Parking Space & Private Storage Room
Nearby Landmarks & Amenities
Perfectly anchored within Lakatameia's highly accessible urban grid at this specific location, the property places essential support systems within rapid reach:
The Pedieos River Linear Park: Positioned moments away, offering miles of lush green walking, running, and cycling paths right through the heart of the municipality.
Primary Retail & Commercial Hubs (Archiepiskopou Makariou III Avenue & Pefkou Street) are accessible in seconds, hosting large

international supermarkets (Lidl, Alphamega), gourmet bakeries, pharmacies, private banks, and popular cafes.
Lakatameia Municipal Amphitheatre & Health Center: Situated in the immediate vicinity, bringing cultural entertainment and comprehensive medical care close to home.
Educational Institutions: Located within brief driving distance of local public primary and secondary schools, as well as private English academies (e.g., Pascal English School).
The Mall of Cyprus & Nicosia General Hospital: Reachable within a short 8-to-10-minute commute via direct regional connector avenues.
Rapid Highway Access: Positioned with quick routes leading onto the Anthoupoli/Lakatameia highway junction for effortless transit toward Troodos or main intercity highways linking Limassol and Larnaca.
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/for_sale/nicosia?property_type%5Bapartment%5D%5Ball%5D=apartment
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: **105**

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: **81m²**

Covered Verandas: **19m²**

Covered Area: **100m²**

Further Details

Elevator, Storage Space, Water, Electricity, Air Condition

Gallery

















