



For Rent, Apartment, Standard Apartment, Nicosia, Aglantzia, 88m²

(203), PALIOCHORAFIES (Ermou Str.), AGLANTZIA, NICOSIA, REG:2/1359

For Rent : € 800

Description

For Rent 2 Bedroom Apartment In Aglantzia, Nicosia

Turnkey Executive Living with Added Bed Options Near University of Cyprus

Elevate your living standard with this exceptionally presented 2-bedroom apartment available for rent in the vibrant, highly sought-after municipality of Aglantzia, Nicosia. Positioned on the 2nd floor of a contemporary, pristine residential building, this home balances modern architectural lines, flexible bedroom arrangements, and outstanding urban connectivity. It stands as an absolute premier choice for university students, academic staff, medical professionals, or young working couples seeking a low-overhead, turn-key residence in a quiet, low-vacancy district.

Flexible Interior Canvas & Modern Spatial Flow

Designed for high-utility comfort and seamless daily living, every square meter of this contemporary city flat has been masterfully optimized:

Adaptable Bedroom Setup: Offered completely fully furnished with contemporary lounge furniture, dining set, and quality fittings. The landlord can add extra beds upon request, making it exceptionally adaptable for roommates or shared student living setups.

Bedrooms & Sanitary Suite: Features 2 spacious bedrooms with extensive built-in wardrobe storage, supported directly by 2 pristine modern bathrooms (including a private master en-suite configuration) to streamline busy morning routines.

Bright Living Pavilion: Includes a light-filled open-plan lounge and dining zone transitioning smoothly into a contemporary kitchen equipped with quality cabinetry and essential domestic appliances.

Deep Covered Verandas: The living pavilion unfolds out smoothly through glass apertures onto private covered verandas, offering a shaded outdoor sanctuary ideal for fresh-air relaxation or evening wind-downs.

Upgraded Technical Infrastructure, Low Expenses & Climate Control

Low Utility Overhead: Managed under an exceptionally low rate of just €30 monthly common expenses, keeping your total operational living costs highly predictable and affordable.

Double Glazing & Acoustic Comfort: Outfitted with premium double-glazed windows, ensuring tight thermal efficiency year-round while completely blocking out external urban noise.

Total Climate Engineering: Fully outfitted with high-performance air conditioning split units across all living zones and bedrooms for rapid cooling in summer and balanced warmth in winter.

Secure Building Logistics, Elevator & Dedicated Storage

Vertical Mobility: Served by a smooth, modern, and secure elevator system, granting step-free access from the ground level directly to your 2nd-floor home.

Protected Parking: Includes an allocated, private covered parking space on the ground level, shielding your vehicle from sun exposure and weather elements.

Private Storage Room: Outfitted with a secure, dedicated storage space on the ground floor, keeping seasonal belongings and personal items neatly organized outside your main living area.

Property Features

Property Type: Modern Apartment (2nd Floor)

Listing Type: Available For Rent

Location: Aglantzia, Nicosia

Bedrooms: 2 Spacious Bedrooms

Bathrooms: 2 Full Contemporary Bathrooms

Furnishing Status: Fully Furnished

Building Maintenance: €30 Low Monthly Common Expenses

Outdoor Space: Private Shaded Covered Verandas

Technical Infrastructure: Double Glazing Windows Installed Throughout

Climate Systems: Full Air Conditioning Units Installed

Building Amenities: Modern Secure Elevator Access

Logistics & Storage: Allocated Private Covered Parking Space & Dedicated Storage Room Included

Nearby Landmarks & Amenities

Perfectly anchored within Aglantzia's vibrant urban grid at these exact coordinates, the apartment places essential lifestyle, natural, and academic hubs within rapid reach:

The University of Cyprus (UCY Campus) is located just minutes away, making this property an ideal pad for university researchers, academic staff, and students.



Athalassa National Forest Park: Positioned in the immediate vicinity, providing miles of scenic green walking paths, running trails, cycling tracks, and serene botanical spaces.
Primary Retail & Lifestyle High Streets (Larnakos Avenue & Aglantzias Avenue) are accessible in seconds, hosting major supermarkets, gourmet bakeries, franchise coffee bars, banks, and pharmacies.
Alsos Forest (Kefallonias Park) & Akropolis Park: Positioned close by, offering peaceful outdoor nature sanctuaries within the city core.
Central Nicosia Commercial Core: Reachable in under 5 to 7 minutes via direct arterial avenues, streamlining daily commutes to corporate offices
Fluid Highway Connectivity: Positioned with quick routes leading straight onto the main A1 highway network, linking you directly to Larnaca, Limassol, and the international airports.
To discover more options in this area, you can browse our complete portfolio of apartments for rent in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/apartment-for_rent/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: 203
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Main Features

Property Subtype: Standard Apartment	Construction Stage: Resale	Construction Year: 2012
Bedrooms: 2	Bathrooms: 2	Kitchen Type: Open Plan
Furnished: Fully Furnished	Covered Parking: 1	Floors Building: 3

Area

Internal Area: 75m²	Covered Verandas: 13m²	Covered Area: 88m²
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Further Details

Elevator, Storage Space, Water, Electricity, Air Condition



Gallery

