

For Sale, Apartment, Ground Apartment, Nicosia, Deftera Kato

For Sale : **€ 245,000**

Description
For Sale 3 Bedroom Off-Plan Ground-Floor Apartment In Kato Deftera, Nicosia
Discover an exceptional opportunity to own a brand-new 3-bedroom off-plan ground-floor apartment in the peaceful residential area of Kato Deftera, Nicosia. Thoughtfully designed to combine contemporary architecture, outstanding functionality and exceptional energy efficiency, this impressive residence is an ideal choice for families, professionals, first-time buyers and investors seeking a high-quality home in a tranquil location while remaining within easy reach of the capital.
Offered off plan, the apartment provides buyers with the opportunity to secure a modern residence built to the latest construction standards, incorporating premium-quality materials and contemporary design. Every aspect of the property has been carefully planned to maximise comfort, natural light and practicality, ensuring an outstanding living experience for years to come.
The apartment offers a spacious and practical layout, with the ground-floor position providing easy access and seamless everyday living. The three well-proportioned bedrooms create comfortable accommodation for families, while the generous open-plan living areas provide an inviting atmosphere for both relaxation and entertaining.
Designed with sustainability and long-term savings in mind, the property boasts an Energy Efficiency Rating of Class A, ensuring excellent thermal performance and reduced energy consumption. An additional highlight is the fully operational photovoltaic system, significantly lowering electricity costs while promoting environmentally responsible living.
The apartment also benefits from a solar water-heating system, making efficient use of Cyprus's abundant sunshine to provide hot water throughout the year. Furthermore, provision for air conditioning units has been included, allowing the future owner to customise the climate-control system according to their individual preferences.
Practicality is further enhanced by a covered parking space and a private storage room, providing secure parking together with valuable additional storage for household items and personal belongings.
Situated in the tranquil community of Kato Deftera, the property enjoys excellent connectivity to Nicosia and neighbouring municipalities while offering a peaceful residential lifestyle. Based on the property's coordinates, it is located approximately 1.2 km from the centre of Kato Deftera, 2.4 km from Pano Deftera, 6.5 km from the Anthoupolis Roundabout, 8.3 km from Nicosia Mall, and 10.5 km from the centre of Nicosia, placing schools, supermarkets, everyday amenities and major road connections within easy reach.
An additional advantage of this property is its location within an area that is included in the Government Housing Scheme for the Revitalisation of Specific Rural Areas 2026–2027. Eligible purchasers may benefit from government financial assistance for the acquisition of a permanent primary residence, subject to the terms, conditions and approval criteria of the scheme. This provides an excellent opportunity for first-time buyers and families seeking to reduce their overall purchasing costs while investing in a modern, energy-efficient home.
Combining contemporary off-plan construction, premium energy-efficient features, government housing incentives and an excellent residential location, this ground-floor apartment represents an outstanding opportunity to secure a modern home with exceptional long-term value.
To discover more off-plan ground-floor apartments for sale in Nicosia, you can browse our complete portfolio directly through our website using the following link:
https://gplazarou.com/properties/for_sale?property_type%5Bapartment%5D%5Bground_apartment%5D=ground_apartment&construction_stage%5
Contact G&P Lazarou Estate Agents today at +357 22 024949 or email nicosia@gplazarou.com for more information or to arrange a viewing!

Details

Property Type: **Apartment**
Website
Status: **Available**
Unit Number: **A001**

Main Features

Property Subtype: **Ground Apartment**
Bedrooms: **3**
Floors Building: **2**
Construction Stage: **Off-plan**
Bathrooms: **2**
Construction Year: **2026**
Covered Parking: **1**

Area

Internal Area: **107m²**
Total Area: **204m²**
Covered Verandas: **19m²**
Garden Area: **70m²**
Uncovered Verandas: **6m²**

Further Details

Elevator, Storage Space, Water, Electricity

Gallery













