

For Sale, Apartment, Standard Apartment, Nicosia, Deftera Kato

For Sale : **€ 177,000**

Description
For Sale 2 Bedroom Off-Plan Apartment In Kato Deftera, Nicosia
Discover an outstanding opportunity to own a brand-new 2-bedroom off-plan apartment in the peaceful residential community of Kato Deftera, Nicosia. Thoughtfully designed to combine contemporary architecture, exceptional energy efficiency and practical everyday living, this impressive residence is an ideal choice for first-time buyers, young families, professionals and investors seeking a high-quality home in a growing location just a short drive from the capital.
Offered off plan, the apartment presents buyers with the opportunity to secure a modern residence that will be constructed according to the latest building standards, incorporating premium-quality materials, contemporary aesthetics and carefully considered finishes. Every detail has been thoughtfully planned to maximise natural light, comfort and functionality, ensuring a stylish home designed to meet the demands of modern living.
The intelligently designed layout offers two spacious bedrooms, providing comfortable accommodation for couples, small families or those requiring additional space for a home office or guest room. The generous open-plan living and dining area creates a bright and welcoming atmosphere, ideal for everyday living, entertaining guests and relaxing in comfort. Large windows allow abundant natural light to flow throughout the apartment, enhancing the overall sense of space and elegance.
One of the property's greatest advantages is its Energy Efficiency Rating of Class A, providing excellent thermal insulation and significantly reducing energy consumption throughout the year. Complementing this is a fully operational photovoltaic system, delivering substantial savings on electricity costs while supporting a more environmentally friendly lifestyle.
The apartment also features a solar water-heating system, making efficient use of Cyprus's abundant sunshine to provide hot water all year round. In addition, provision for air conditioning units has been included, allowing the future owner to install a climate-control system that best suits their individual preferences.
For added practicality and convenience, the property benefits from a covered parking space and a private storage room, offering secure parking together with valuable additional storage for household equipment and personal belongings.
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.
Situated in the charming community of Kato Deftera, the apartment enjoys a peaceful residential environment while remaining conveniently connected to the wider Nicosia district. 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, ensuring excellent accessibility to schools, supermarkets, healthcare services and the capital's main road network.
Combining contemporary off-plan construction, outstanding energy efficiency, valuable government housing incentives and an excellent residential location, this apartment presents an exceptional opportunity to secure a modern home or a promising investment with outstanding long-term value.
To discover more off-plan apartments for sale in Nicosia, you can browse our complete portfolio directly through our website using the following link:
https://gplazarou.com/properties/apartment-for_sale/in/Nicosia/construction_stage/offplans/
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: **B104**

Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **2**
Floors Building: **2**

Construction Stage: **Off-plan**
Bathrooms: **2**

Construction Year: **2026**
Covered Parking: **1**

Area

Internal Area: **85m²** Covered Verandas: **19m²** Total Area: **107m²**

Further Details

Elevator, Storage Space, Water, Electricity

Gallery













