

# For Sale, Apartment, Standard Apartment, Nicosia, Lykabittos

For Sale : **€ 280,000**

**Description**
2-Bedroom Apartment for Sale in Lykavittos, Nicosia
G&P Lazarou Estate Agents proudly presents this modern 2-bedroom apartment for sale in Lykavittos, Nicosia, offering contemporary living, energy efficiency and a comprehensive range of features designed for comfort, security and convenience. The property is an attractive choice for buyers seeking a modern apartment for sale in Nicosia, whether as a private residence or as an investment in real estate.
Modern Design & Energy Efficiency
The apartment features two bedrooms and two bathrooms, complemented by large covered verandas that extend the living environment outdoors. Energy Efficiency Rating A, thermal insulation and an individual photovoltaic system contribute to an energy-conscious lifestyle, while solar water heating provides an additional practical feature.
The residence benefits from provision for air conditioning, ensuring flexibility for future climate-control requirements. A modern passenger lift provides easy access to the apartment, while high-security entrance doors and controlled building access enhance the overall sense of security.
Parking, Storage & Modern Infrastructure
A private covered parking space is included, together with provision for EV charging, providing an important advantage for modern electric-vehicle ownership. Controlled parking access adds an additional layer of convenience and security.
The property also includes a private storage room, offering valuable additional space for household belongings. The combination of contemporary infrastructure, energy-efficient features, private parking and generous covered verandas makes this apartment a well-rounded option in Lykavittos.
Nearby Landmarks
Academias Forest Park – approximately 0.63 km
University of Cyprus Old Campus – approximately 0.56 km
Eleftheria Square – approximately 1.81 km
Nicosia City Centre – approximately 1.8 km
Located in Lykavittos, the apartment benefits from proximity to the city centre, educational institutions and green spaces, making it particularly appealing to professionals, couples, students, families and investors seeking a well-positioned property in Nicosia.
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**
Website
Status: **Available**
Unit Number: **301**

## Main Features

Property Subtype: **Standard Apartment**
Bathrooms: **2**
Covered Parking: **1**
Construction Stage: **Off-plan**
Kitchen Type: **Open Plan**
Floors Building: **4**
Bedrooms: **2**
Furnished: **Unfurnished**

## Area

Internal Area: **87m²**
Covered Verandas: **24m²**

## Energy & Heating

Energy Efficiency Grade: **A**

## Further Details

Secure Door, Elevator, Storage Space

# Gallery







