

For Sale, Apartment, Standard Apartment, Nicosia, Lykabittos

For Sale : **€ 275,000**

Description
Modern 2-Bedroom Apartment for Sale in Lykavittos, Nicosia – With Underfloor Heating, Photovoltaic System and Title Deed
Discover an excellent opportunity to own a modern two-bedroom apartment for sale in Lykavittos, Nicosia, combining contemporary design, energy-efficient features and advanced residential conveniences in a desirable central location.
This well-equipped residence offers an attractive combination of comfort, functionality and modern technology, making it an ideal choice for professionals, couples, small families and investors seeking a quality property in the heart of Nicosia.
The apartment features a spacious open-plan kitchen, living and dining area, creating a welcoming and practical environment for everyday living and entertaining. Its contemporary layout allows for comfortable use of the available space while maintaining a bright and inviting atmosphere.
The property comprises two comfortable bedrooms and two bathrooms, including an en-suite bathroom, providing additional privacy and convenience for residents.
One of the property's standout features is its underfloor heating system, ensuring comfortable indoor temperatures during the cooler months. The apartment is also equipped with air-conditioning units, providing effective climate control throughout the year.
Energy efficiency is further supported by a photovoltaic system and solar water heater, offering modern solutions for energy generation and domestic hot water. A pressurised water system provides additional convenience for everyday household use.
The apartment includes electrical appliances, enhancing practicality and making the property an attractive option for buyers seeking a well-equipped residence.
The property also benefits from a covered veranda, offering a pleasant outdoor space for relaxing, enjoying a morning coffee or spending time with family and friends.
Security and convenience are enhanced through a door phone system and CCTV, providing additional peace of mind. The residential building also features an elevator, ensuring convenient access to the apartment.
Additional practical features include a covered parking space and a dedicated storage area, offering useful solutions for vehicle parking and household belongings.
An important advantage for prospective buyers is that the title deed is available, providing valuable documentation for the property purchase process.
Situated in Lykavittos, Nicosia, the apartment enjoys convenient access to supermarkets, shops, cafés, restaurants, schools, healthcare facilities and other essential services.
The location also provides practical connections to Nicosia city centre, major commercial areas and surrounding residential neighbourhoods, making it particularly attractive for those seeking central living with everyday convenience.
Whether you are looking for a permanent residence or an investment property with rental potential, this two-bedroom apartment presents an appealing opportunity combining modern comfort, energy-conscious technology and an excellent location.
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/apartments-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: **302**

Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **2**
Furnished: **Unfurnished**
Construction Stage: **Resale**
Bathrooms: **2**
Covered Parking: **1**
Construction Year: **2022**
Kitchen Type: **Open Plan**
Floors Building: **4**

Area

Internal Area: **84m²**
Covered Verandas: **25m²**

Energy & Heating

Heating Medium: **Underfloor Heating**

Further Details

Elevator, Storage Space, Air Condition

Gallery


























