

# 2 Bedroom Flat For Sale

**€265,000 Negotiable**

Lykavitos, Nicosia  
New Build

## Key Facts

- 2 Beds
- 2 Baths
- 91 m<sup>2</sup> Covered Area
- 20 m<sup>2</sup> Covered Verandas
- New Build
- Title Deed: Available

**ID: 38485**



## Indoor Features

- Covered Parking
- Elevator
- Fitted Kitchen
- Guest Toilet
- Master Bed
- Open-plan
- Pressurised Water System
- Provision for Air Conditioning
- Under Floor Heating
- Utility Room
- Video entrance system
- Water Heater
- EPC Energy Class: A

## Outdoor Features

- Barbecue area
- Solar System

## Description

Brand New Spacious 2 Bedroom Apartment For Sale in Lykavitos, Nicosia

Located in a peaceful yet highly convenient area

It provides excellent access to the city center and Lemesos Avenue

In addition, many amenities are within walking distance!

1st Floor

2 Bedrooms

2 Bathrooms

1 Ensuite + 1 Family Bathroom

91m<sup>2</sup> of Net Indoor area

20m<sup>2</sup> of Coverd Verandas

Covered Parking

Storeroom

Provisions for A/C

Underfloor Heating

Smart home system

Video entrance system

Wooden Floors

Fitted kitchen with breakfast bar

Fitted Wardrobes

The master bedroom has access to a separate veranda

Controlled access to the parking and building

BBQ Area

Elevator

Delivery Time: September 2025

This remarkable apartment is a compelling investment opportunity!

It is excellent for permanent living or student accommodation

Contact us for full information and a private viewing





