

#13768

Two Bedroom Apartment in Lakatamia Nicosia (13768)

Lakatameia, Nicosia

€245,000 +VAT























Overview

Specifications

= 2	№ 3	[] 76 m ²
Bedrooms	Bathrooms	Covered

Туре	Apartment	Year of construction	2027
Toilets	3	Furnished	Unfurnished
Covered veranda	16 m ²	Structure	Concrete
Roof garden	86.8 m ²	Facade	Concrete
Status	Off plan	Energy efficiency rating	<i>∂</i> A

Description

Discover the perfect blend of modern design, energy efficiency, and thoughtful construction in this stunning off-plan two-bedroom apartment located in the sought-after area of Lakatamia, Nicosia. Set on the top floor of a sleek, two-level residential building, this property is the ideal choice for both homeowners and investors seeking long-term value and contemporary comfort.

Spanning 76 m² of internal covered area plus a spacious 16 m² covered veranda, the apartment features a bright open-plan layout that seamlessly integrates the living, dining, and kitchen areas—perfect for entertaining or relaxing at home. Large double-glazed aluminium windows allow for an abundance of natural light while ensuring excellent thermal and acoustic insulation. The modern kitchen is accentuated with granite countertops and offers a functional space that opens into the main living area.

The apartment offers two generous bedrooms, two stylish bathrooms (including an en-suite in the master bedroom), and a total of two toilets. All sanitary ware is of superior quality, with wall-mounted toilets and sleek, built-in systems. Provisions are in place for both air conditioning and heating, allowing for complete climate control all year round.

Crafted with high-performance materials and in line with strict anti-seismic construction standards, the building's reinforced concrete structure ensures safety and longevity. Energy performance is a standout feature, as the property is designed to meet Energy Class A, incorporating external thermal insulation systems, insulated aluminium frames, and a solar water heating system for maximum efficiency and sustainability.

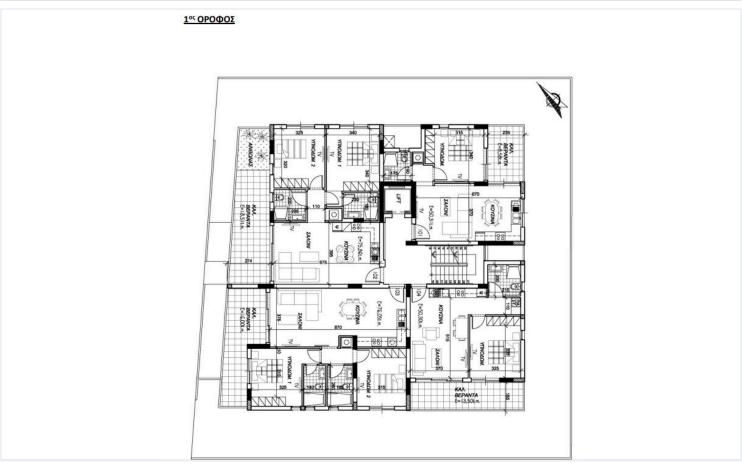
Flooring and wall finishes are carefully selected by the developer, including high-quality ceramic tiles in all rooms and wet areas. Thermal and sound insulation are further enhanced through the use of extruded polystyrene in both the





Floor plans









Additional information

Facilities

Aircondition, Provision Elevator Heating, Provision

Parking, Covered Solar water heater Storage

Features

Balcony Bright Combined kitchen and dining area

Connected to electric mains Double glazing Easy access to highway

Easy access to main roads Energy efficient doors/windows Entrance gate

Granite countertops Investment opportunity Modern design

Near amenities Near bus route Open plan

Thermal insulation

Distances

Amenities Airport Sea

□ 900 m ≥ 50 km ≈ 45 km

Public transport Schools

♀ 850 m **►** 1 km

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