



#13772

# Two Bedroom Apartment in Lakatamia Nicosia (13772)

📍 Lakatameia, Nicosia

€210,000 +VAT





# Overview

## Specifications

Bedrooms

 2


Bathrooms

 2

Covered

 75 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>2</b>
Covered veranda	<b>19 m<sup>2</sup></b>
Status	<b>Under construction</b>
Year of construction	<b>2026</b>

Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## 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 first 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 75 m<sup>2</sup> of internal covered area plus a spacious 19 m<sup>2</sup> 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. The modern kitchen is accentuated with granite countertops and offers a functional space that opens into the main living area.

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 slabs and external walls. Each apartment also benefits from a covered parking space, private storage, secure entrance gate, and access via elevator.

Ideally located just 900m from amenities, 850m from public transport, and with easy access to highways, the apartment offers both privacy and connectivity. The city center of Nicosia is a short drive away, while schools, shops,

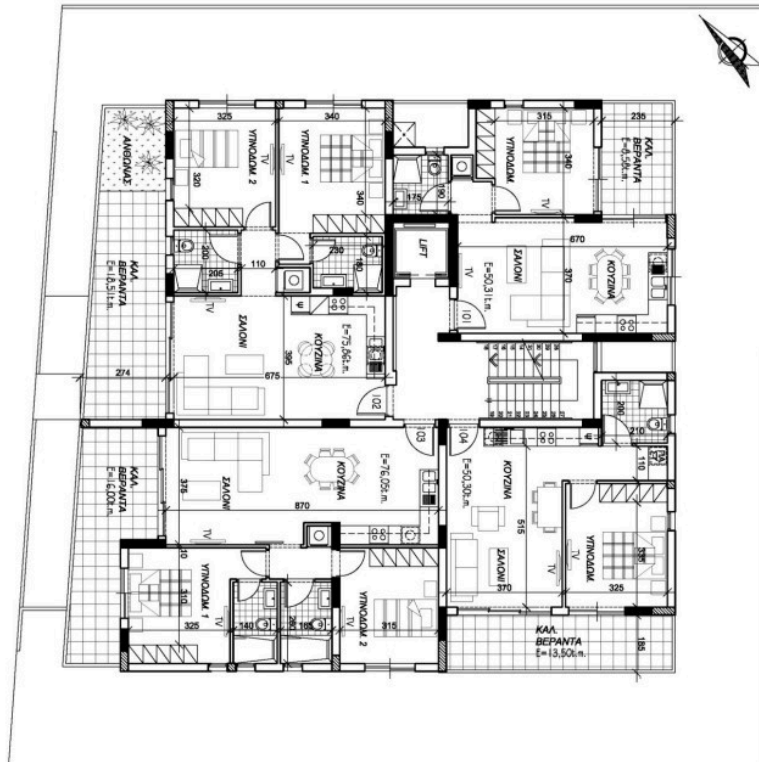


# Floor plans

## ΙΣΟΓΕΙΟ - ΠΥΛΩΤΗ



## 1<sup>ος</sup> ΟΡΟΦΟΣ



# 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

Veranda

## Distances

Amenities



900 m

Airport



50 km

Sea



45 km

Public transport



850 m

Schools




1 km

## Contact us



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