

#1580

# Luxury 2-Bedroom Apartment for Sale-Egkomi

📍 Egkomi — Makedonitissa, Nicosia

**€328,000 +VAT**





# Overview

## Specifications

Bedrooms	Bathrooms	Covered
 2	 2	 92 m <sup>2</sup>
Type	<b>Apartment</b>	Status
Showers	<b>2</b>	Year of construction
Toilets	<b>2</b>	Energy efficiency rating
Covered veranda	<b>25 m<sup>2</sup></b>	 A

## Description

This beautiful project is ideally located in the heart of Nicosia, in the prestigious Egkomi district, one of the city's most sought-after residential and investment areas. Surrounded by embassies, universities, and upscale villa neighbourhoods, the location offers a rare balance of vibrant city life and residential tranquillity.

Situated close to the University of Nicosia and the European University of Cyprus, the area enjoys strong rental demand, making the property an excellent choice for self-occupation, rental income, and long-term value preservation.

The project consists of six high-quality two-bedroom apartments, designed with north–south orientation for optimal natural light and ventilation. Each apartment features a garden-style terrace and a circular balcony on three sides, creating a sense of space, privacy, and luxury.

Designed and supervised by the renowned Cypriot architect Marathefti, the development is distinguished by its exceptional construction quality and elegant architectural design. With an impressive 2.9-metre ceiling height, the apartments offer a level of comfort and refinement rarely found in residential buildings.

Each unit includes:

- Private covered parking space
- Private storage room
- Solar power generation system per apartment, enhancing efficiency and sustainability

The surrounding area offers outstanding convenience, with embassies of China, the United States, and Russia nearby, as well as easy walking access to supermarkets, shopping malls, restaurants, cafés, bakeries, and daily



# Floor plans



# Additional information

## Facilities

Aircondition, Split system	Elevator	Heating, Underfloor
Parking, Covered	Solar photovoltaic panels	Solar water heater
Storage		

## Features

Balcony, front	Bright	Combined kitchen and dining area
Double glazing	Easy access to highway	Easy access to main roads
En suite shower	Fitted wardrobes	Investment opportunity
Kitchen island	Luxury specifications	Modern design
Near amenities	Near bus route	Rental potential
Veranda, front		

## Distances

Amenities	Airport	Sea
 100 m	 34 km	 35 km
Public transport	Schools	Resort
 100 m	 200 m	 4 km

## Contact us



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