

#1581

Luxury 2-Bedroom Apartment for Sale with roof garden -Egkomi

 Egkomi — Makedonitissa, Nicosia

€358,000 +VAT





Overview

Specifications

Bedrooms



2

Bathrooms




2

Covered



92 m²

Type	Apartment
Showers	2
Toilets	2
Covered veranda	25 m ²

Roof garden	69 m ²
Status	Under construction
Year of construction	2025
Energy efficiency rating	 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

Parking, Covered

Storage

Elevator

Solar photovoltaic panels

Heating, Underfloor

Solar water heater

Features

Balcony, front

Double glazing

En suite shower

Kitchen island

Near amenities

Veranda, front

Bright

Easy access to highway

Fitted wardrobes

Luxury specifications

Near bus route

Combined kitchen and dining area

Easy access to main roads

Investment opportunity

Modern design

Rental potential

Distances

Amenities

 100 m

Airport

 34 km

Sea

 35 km

Public transport

 100 m

Schools

 200 m

Resort

 4 km

Contact us



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