

#67734

# For Sale: Spacious 3-Bedroom Ground-Floor Apartment with Large Yard in Egkomi

📍 Egkomi, Nicosia

€430,000





ΠΡΟΣΟΧΗ/ATTENTION

Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να

# Overview

## Specifications

Bedrooms

 3

Bathrooms

 2

Covered

 141 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>3</b>
Covered veranda	<b>33 m<sup>2</sup></b>
Uncovered veranda	<b>4 m<sup>2</sup></b>
Garden	<b>51 m<sup>2</sup></b>
Courtyard	<b>215 m<sup>2</sup></b>

Status	<b>Resale</b>
Year of construction	<b>2011</b>
Title deed	<b>Yes</b>
Structure	<b>Concrete</b>
Communal charge frequency	<b>Monthly</b>
Energy efficiency rating	 <b>Certificate expected</b>

## Description

Generously sized ground-floor apartment offering 141 m<sup>2</sup> of internal living space in the highly sought-after area of Egkomi. Built in 2011 and well-maintained, this resale property is ideal for families or buyers seeking space, comfort, and outdoor living.

The apartment features three spacious bedrooms and two modern bathrooms, complemented by a bright and functional layout. Large windows allow for plenty of natural light, creating a warm and inviting atmosphere throughout the home.

A standout feature of this property is its exceptional outdoor space, including a front and back yard totaling 266 m<sup>2</sup>, perfect for relaxing, entertaining, or family activities. In addition, there is a 33 m<sup>2</sup> covered veranda, seamlessly extending the living area outdoors.

Underfloor heating throughout, while the building is well-maintained and includes elevator access for added convenience.

The property also benefits from two covered parking spaces.

Located in a quiet and family-friendly neighborhood, Egkomi is one of Nicosia's most desirable residential areas,



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# Additional information

## Facilities

Aircondition, Split system

Landscaped garden

Storage

Elevator

Parking, Underground

Heating, Underfloor

Solar water heater

## Features

Balcony

Barbeque

Double glazing

Garden

Near amenities

Rental potential

Balcony, back

Below market value

Easy access to highway

Guest WC

Near bus route

Balcony, front

Combined kitchen and dining area

Easy access to main roads

Handicap accessible

Quiet area

## Distances

Amenities

 100 m

Airport

 50 km

Sea

 50 km

Public transport

 100 m

Schools

 500 m



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