


# Two Bedroom Apartment in Agios Dometios, Nicosia in Agios Dometios, Nicosia

## Agios Dometios, Nicosia Apartment

Price

## €260,000

* Subject to VAT



# Description

The property is a fully renovated two-bedroom apartment located in Agios Dometios, Nicosia, offering modern living in a highly sought-after area close to universities, embassies, and all essential amenities. Situated on the 1st floor, the apartment features 105 sq.m. of internal space and comprises two bedrooms, two bathrooms, a spacious living area, and a modern kitchen. The property underwent a complete renovation, including the installation of a brand-new kitchen in 2024, new shower and sanitary fittings, new flooring, upgraded electrical and plumbing systems, and new inverter air-conditioning units throughout. The sale price includes all furniture and electrical appliances, with a combined value exceeding €18,000, allowing for immediate occupancy or rental use without additional investment. Additional features include a covered parking space and a strategic location approximately 1.5 km from the European University and 2 km from the University of Nicosia. It is also situated approximately 500 meters from the American and Russian Embassies, at the borders of Agios Andreas, Engomi, and Agios Dometios within Nicosia Municipality. Due to its excellent location and strong rental demand from university students, academics, embassy staff, and professionals, the property offers an estimated rental yield exceeding +6% ROI, making it an attractive option for investors seeking stable income and long-term value.

## MAIN FEATURES:

**Internal area**
105m$^2$

**Bathrooms**
2

**Covered Verandas**
N/A m$^2$

**Floor**
1st Floor

**Parking Spaces**
1

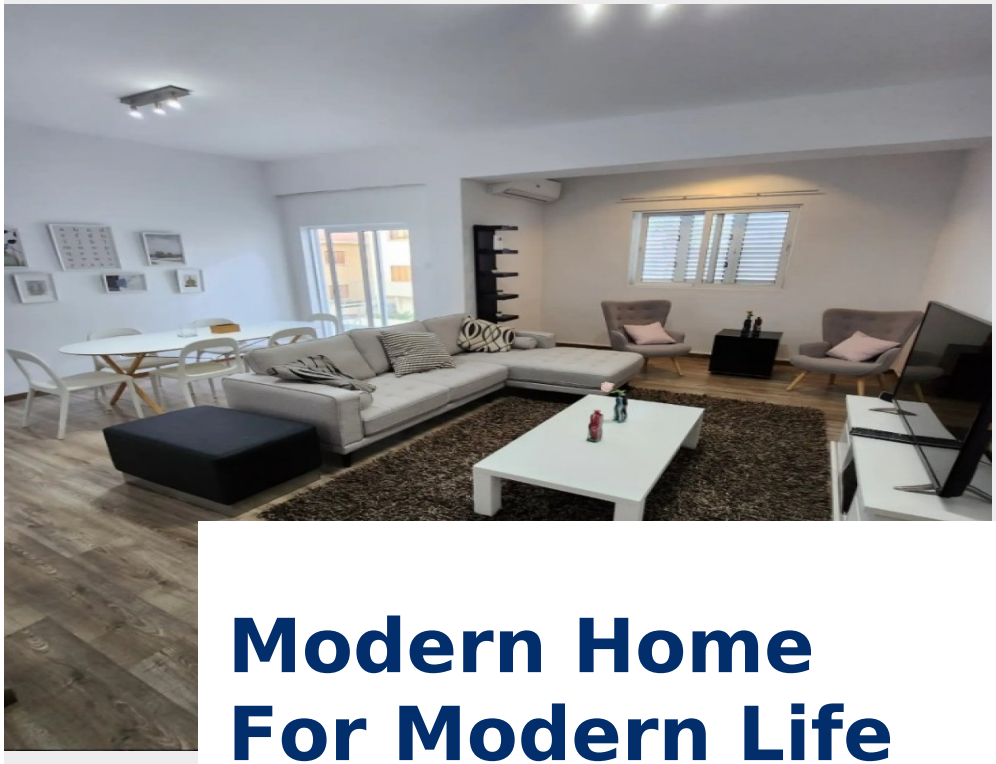
**Furnished**
Yes

**Energy Class**
C



# Property Details

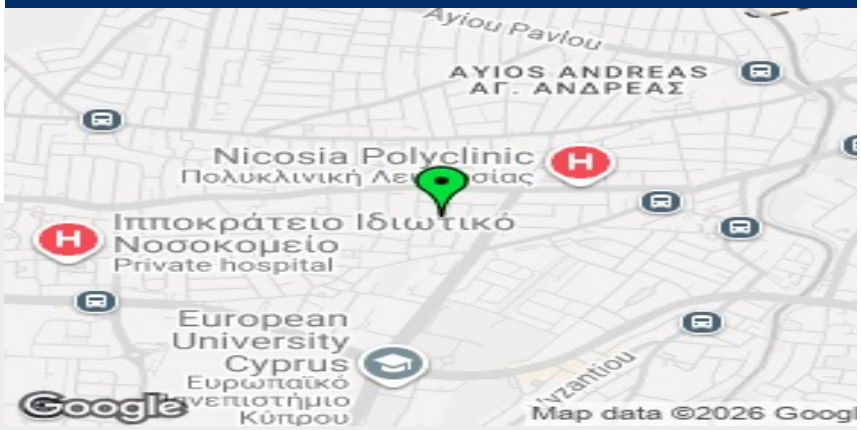
| | | | | |
|---|---|---|---|---|
| ○ Air Conditioning | ○ Fireplace | ○ Guestroom | ○ Storage room | ○ Solar Heater |
| ○ Alarm System | ○ Barbeque Area | ○ Basement | ○ Shower | ○ Photovoltaic System |
| ○ Ensuite Toilet | ○ Swimming Pool | ✓ Dining Room | ○ Gym | ○ Garden |
| ○ Jacuzzi | ○ Double Glaze Windows | ○ Showroom | ✓ Kitchen | ○ Near Beach |
| ○ Central Heating | ○ Roof Garden | ○ Barbeque Area | ○ Spa | ✓ Near Public Park |
| ✓ City View | ○ Countryside | ○ Raised Floor | | |





# Modern Home
# For Modern Life

Location:





## Get In Touch


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