

# LUXURY APARTMENT

Fantastic Opportunity to Own a Well-Maintained 2-Bedroom Apartment in Nicosia  
This 80m<sup>2</sup> first-floor apartment offers a perfect blend of comfort and convenience, ideal for investors, commercial use, or as a cozy home. Barely used and in excellent condition, it features: Two spacious bedrooms, Modern family bathroom, Open-plan kitchen, living, and dining area, Generous city-facing balcony, Private underground parking, Elevator access. Prime Location: Situated within walking distance to amenities, this property is centrally located in Nicosia, making it a highly desirable spot for rental income, business use, or personal residence. Don't miss out—viewing is highly recommended!















