

#7626



## 3-bedroom apartment in Egkomi, Nicosia

€170,000

This spacious three-bedroom apartment is located in Egkomi Municipality, within the Nicosia district. Situated on Kosti Palama Street, the property enjoys a prime location just 75 meters north of Georgiou Griva Digeni Avenue, 180 meters east of 25th March Avenue, and approximately 340 meters northwest of Metochi Kykkou. Occupying the entire first floor of a two-storey building constructed in 1976, the apartment is one of only two units in the structure, offering a sense of privacy and exclusivity and a covered balcony. The layout includes a living room, a combined sitting and dining area, a separate kitchen with an additional dining space, a guest toilet, a family bathroom, and three well-sized bedrooms. The property falls within Zone Kα4, with a building coefficient of 120%, coverage of 50%, and permission for 3 floors (13.5m) of construction. There is a separate title deed for this property. Pending insurance of Energy Performance Certificate.

Bedrooms



3

Bathrooms



1

Covered



156 m<sup>2</sup>



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