

## 2 Bedroom Apartment for Sale in Nicosia District

2 Bedroom Apartment Residences combines comfort, luxury and location in perfect harmony. The project is centrally located in Nicosia, Lykavitos area, near Kalipoleos Street. The project consists of 1, 2 & 3 bedroom luxury apartments set in 4 floors built with high quality materials and finishes. The first floor apartments will be benefited with a private garden and an apartment on the 4th floor will benefit with a roof terrace. ✖

Energy Efficiency grade A. Every apartment with Photovoltaic. Planning permits approved.

Delivery: May 2025

### Property Info

Covered Area **101**  
 Covered Veranda **22**  
 Floor Number **4**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **6083**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

### Amenities

- Parking

### Location

Region: **Nicosia**  
 Coordinates: **35.1645181 / 33.3752645**

## Price: €354 000 + VAT

VAT for this property is **€17,700** or **€67,260**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 505.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€312 000 on Jan 26, 2024  
 €324 000 on Mar 7, 2025  
 €354 000 on Apr 27, 2026



