

## 2 Bedroom Apartment for Sale in Nicosia District

This exclusive residential development is nestled in the vibrant Lykabittos neighborhood of charming Nicosia, offering an ideal fusion of urban vitality and serene living. Noted for its convenient proximity to the city center and urban amenities – including grocery stores, coffee shops, pharmacies, retail outlets, schools, universities, parks, and more – all within a short drive.

The four-storey building comprises 11 luxurious apartments with 1-2 bedrooms. Each residence exudes the charm of Mediterranean style, carefully designed to seamlessly combine functionality and comfort. The project boasts an energy-efficient Class A rating, with photovoltaic systems for each apartment, s...



### Property Info

### Plot / Area Info

Covered Area **101**

### Additional info

Reference Number **97208**  
 Property type **Apartment**  
 Condition **Brand New**  
 Construction Year **2025**  
 Bathrooms **2**

### Amenities

### Location

Region: **Nicosia**  
 Coordinates: **35.1688 / 33.3743**

**Price: €324 000 + VAT**

VAT for this property is **€16,200** or **€61,560**. 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>€3 208.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

**Price change history**

€312 000 on Mar 9, 2024

€324 000 on Apr 5, 2024

