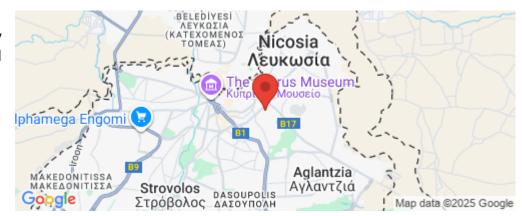


## 2 Bedroom Apartment for Sale in Nicosia District

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

Amenities Location

Region: **Nicosia** 

Coordinates: **35.1688** / **33.3743** 

## **Additional info**

Reference Number 97208

Property type Apartment
Condition Brand New

Construction Year **2025** 

Bathrooms 2



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.

2/3

VAT Excluded

Title transfer fee None

Price per SQM €3 208.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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License number 517/E Legal name ConceptRealty Ltd

Phone: **+35726080180**, **+35797612926** 

## **Price change history**

€312 000 on Mar 9, 2024 €324 000 on Apr 5, 2024









