

### 3 Bedroom Apartment for Sale in Nicosia - Lykavitos

The proposed development will take place within an exceptional plot of land of an area of 1.350 m<sup>2</sup>, situated on the top of a hill at Lykavitos area within Nicosia municipality.

This area is a prime residential area very close to the Centre of Nicosia, while at the same time it enjoys easy access to major road junctions leading both in and out of the city.

The building will comprise a total of 17 apartments spread over 6 floors, with 3 apartments in floors 1-5 of which 2 will be 3 bedroom apartments and 1 will

be a 1 bedroom apartment. The 6th floor will comprise of two 3 bedroom penthouses.

The interiors bring a warm yet contemporary design edge to the project, tr...

#### Property Info

Covered Area **174**  
Air Conditioning **Yes**

#### Plot / Area Info

Pool **Private, Yes**

#### Additional info

Reference Number **23771**  
Property type **Apartment**  
Condition **Brand New**  
Construction Year **2021**  
Bathrooms **2**

#### Amenities

- Roof Garden

#### Location

**Location:** Nicosia - Lykavitos Region: **Nicosia**

**Price: €740 000 + VAT**

VAT for this property is **€51,290** or **€140,600**. 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>€4 253.00/m<sup>2</sup></b>		

**Representative: 1st Class Homes**

Registration number

**690**

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License number

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Legal name

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€740 000 on May 22, 2024

