

## 3 Bedroom Apartment for Sale in Nicosia - Lykavitos

Located in the highly desirable area of Lykavitos, just off the main avenue leading into central Nicosia, this residential project combines the benefits of luxury living, high-end design and premium position.

The project is comprised of 6 luxury three-bedroom apartments and 2 penthouses with their own private roof gardens as well as hot tubs. Key Features

Gated residence
CCTV in all common areas
Covered parking
Italian kitchen & wardrobes
Italian tiles & sanitary ware
Fully automated systems
Underfloor heating
Fully Equipped Air Conditioning
Energy Efficiency A

AVAILABILITY
Apartment 1st floor

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<b>Property Info</b>		Plot / Area Info	Additional info	
			Reference Number	38572
Covered Area	166		Property type	Apartment
Heating	Yes		Condition	<b>Under Construction</b>
Air Conditioning	Yes		Construction Year	2025
			Bathrooms	2

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Amenities Location

• Storage room Location: Nicosia - Lykavitos Region: Nicosia



Price: €465 000 + VAT

VAT for this property is **€29,525** or **€88,350**. 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	Excluded	Title transfer fee	None	Common expenses	Nana
		Price per SQM	€2 801.00/m <sup>2</sup>		None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
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License number	307/E	name	SERVICES LTD

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## **Price change history**

€435 000 on May 23, 2024 €465 000 on Jan 27, 2025





















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