

## 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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### Property Info

Covered Area **166**  
Heating **Yes**  
Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **38572**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2025**  
Bathrooms **2**

### Amenities

- Storage room

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 801.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€435 000 on May 23, 2024

€465 000 on Jan 27, 2025







