

## 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 **146**  
Heating **Yes**  
Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **38573**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2025**  
Bathrooms **2**

### Amenities

- Storage room

### Location

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

## Price: €410 000 + VAT

VAT for this property is **€20,500** or **€77,900**. 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>€2 808.00/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> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€375 000 on May 23, 2024  
 €410 000 on Jan 27, 2025









