

### 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

Penthouse 4th floor

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#### Property Info

Covered Area **168**  
 Heating **Yes**  
 Air Conditioning **Yes**

#### Plot / Area Info

#### Additional info

Reference Number **38574**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2025**  
 Bathrooms **2**

#### Amenities

- Roof Garden

#### Location

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

## Price: €600 000 + VAT

VAT for this property is **€39,000** or **€114,000**. 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>€3 571.00/m<sup>2</sup></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

€500 000 on May 23, 2024

€600 000 on Jan 27, 2025





