

## 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		Plot / Area Info	Additional info	
			Reference Number	38574
Covered Area 1	.68		Property type	Apartment
Heating <b>Y</b>	'es		Condition	<b>Under Construction</b>
Air Conditioning <b>Y</b>	'es		Construction Year	2025
			Bathrooms	2

Amenities Location

Roof Garden
 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 571.00/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**

€500 000 on May 23, 2024 €600 000 on Jan 27, 2025

















