

## 3 Bedroom Apartment for Sale in Nicosia - Lykavitos

A state-of-the art private residence about half kilometer east of the city center. The impressive four-storey block comprises eight luxurious apartments with two and three bedrooms, which feature en-suite facilities in the master bedroom and a second bathroom. The apartments have bright living spaces and they are modernly designed in an open-plan layout to encompass the lounge, dining and cooking areas finished with quality materials. The project is ideal for families and individuals who prefer the urban city life while living in the beautiful residential area of Constantinou and Elenis in the center of Nicosia.

### Features

Energy Efficiency Index B+/A

Contemporary Archite...

### Property Info

### Plot / Area Info

Covered Area **122**

### Additional info

Reference Number **33771**

Property type **Apartment**

Construction Year **2023**

Bathrooms **2**

### Amenities

- Storage room

### Location

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

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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>~€9 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 664.00/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

€310 000 on May 26, 2024  
 €325 000 on Mar 11, 2025







