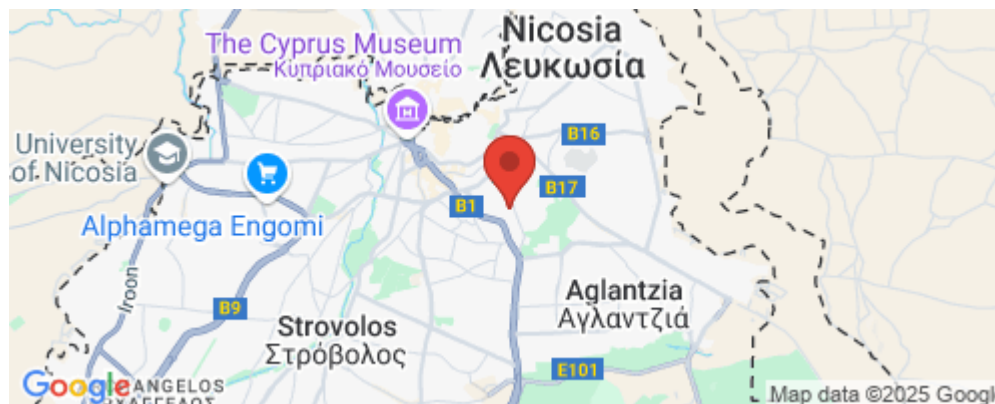


## 2 Bedroom Apartment for Sale in Nicosia

Under construction modern two bedroom apartment in a great area in Lykabittos, Nicosia-Cyprus.



The apartment will have 83.30m<sup>2</sup> of internal area plus 23.40m<sup>2</sup> of covered veranda. In addition, it will come with provisions for underfloor heating and for A/C split units, covered parking and storage room.

It will be built in an excellent location, close to many amenities such as supermarkets, parks, and University of Cyprus

Price: 320,000 + VAT

ID:53363

### Property Info

Covered Area **83**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **53363**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **1**

### Amenities

- Storage room

### Location

**Location:** Nicosia  
 Coordinates: **35.162094015405 / 33.373490576502**

Region: **Nicosia**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€3 855.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€160 000 on Jul 31, 2024  
 €320 000 on Mar 11, 2025

