

2 Bedroom Apartment for Sale in Nicosia

Welcome to our modern 2 Bedroom flat, where style meets comfort. Explore our 14 carefully designed apartments, ranging from cozy one bedroom  to spacious three bedroom, each with covered and uncovered verandas to enjoy the Cyprus sun.

Choose from different floor plans to suit your lifestyle, whether you prefer a cozy hideaway or spacious rooms.

- 2km from city centre
- Use of alternative energy sources
- Energy efficiency rating A

Located in a quiet yet lively neighborhood, our location offers easy access to shopping, public transport and the busy city center of Nicosia. Inside, enjoy a well-equipped kitchen, plenty of closet space and modern...

Property Info

Covered Area	95
Covered Veranda	20
Floor Number	1
Total Number of Floors	4
Energy Efficiency	A

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	232572
Property type	Apartment
Condition	Under Construction
Construction Year	2026
Bathrooms	2

Amenities

- Parking

Location

Location: Nicosia Region: **Nicosia**
Coordinates: 35.163737145193 / 33.372960262368

Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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	€2 579.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone:	+35795129336, +35799409010		

Price change history

€248 000 on Sep 3, 2024

€245 000 on Jul 21, 2025



