

## 1 Bedroom Apartment for Sale in Nicosia

Welcome to this modern 1 bedroom apartment located in the Lykabittos area of Nicosia. This apartment offers a comfortable living space with a covered and uncovered veranda to enjoy the Cyprus sun. It features a well-equipped kitchen, plenty of closet space, and modern finishes for a cozy feel. Situated 2km from the city centre in a quiet yet lively neighborhood, this property provides easy access to shopping, public transport, and the busy city center of Nicosia. The apartment benefits from the use of alternative energy sources and holds an energy efficiency rating of A. Delivery is scheduled for Spring 2026. X

### Property Info

Covered Area	<b>58</b>
Covered Veranda	<b>8</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>232576</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

Amenities	Location	
• Parking	<b>Location:</b> Nicosia Coordinates: <b>35.163737145193 / 33.372960262368</b>	<b>Region: Nicosia</b>

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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 Price per SQM	<b>None</b> <b>€3 362.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€169 000 on Sep 3, 2024

€195 000 on Jul 21, 2025



