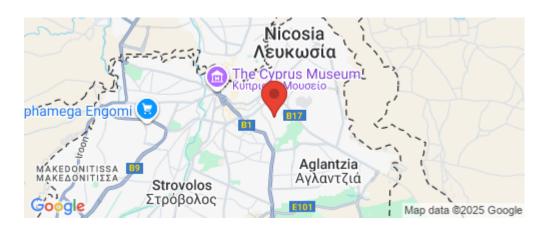


## 1 Bedroom Apartment for Sale in Nicosia

Theese Residences combines comfort, luxury and location in perfect harmony. The project is centrally located in Nicosia, Lykavitos area, near Kalipoleos Street. The project consists of 1, 2 & 3 bedroom luxury apartments set in 4 floors built with high quality materials and finishes. The first floor apartments will be benefited with a private garden and an apartment on the 4th floor will benefit with a roof terrace.



Energy Efficiency grade A. Every apartment with Photovoltaic. Planning permits approved.

Delivery: May 2025

| Property Info   |    | Plot / Area Info |     | Additional info   |                           |  |
|-----------------|----|------------------|-----|-------------------|---------------------------|--|
|                 |    |                  |     | Reference Number  | 6081                      |  |
| Covered Area    | 70 |                  |     | Property type     | Apartment                 |  |
| Covered Veranda | 16 | Parking          | Yes | Condition         | <b>Under Construction</b> |  |
| Floor Number    | 1  |                  |     | Construction Year | 2025                      |  |
|                 |    |                  |     | Bathrooms         | 1                         |  |

Amenities Location

**Location:** Nicosia Region: **Nicosia** 

Coordinates: **35.1645181** / **33.3752645** 



Price: €207 000 + VAT

VAT for this property is €10,350 or €39,330. 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>Exclud</b> | Evaluated | Title transfer fee | None                     |                 |      |
|-------------------|-----------|--------------------|--------------------------|-----------------|------|
|                   | Excluded  | Price per SOM      | €2 957.00/m <sup>2</sup> | Common expenses | None |

## **Representative: MySpace**

| Registration number | 229/E | Email      | myspace.cyprus@gmail.com                  |
|---------------------|-------|------------|---|
| License number      | 1047  | Legal name | MYSPACE Real Estate/ A.SP.Thinkrealty Itd |

Phone: **+35795129336**, **+35799409010** 

## **Price change history**

€203 000 on Sep 10, 2024 €207 000 on Nov 2, 2024















