

2 Bedroom Apartment for Sale in Nicosia District

Under construction two bedroom apartment for sale located in Lykavitos, Nicosia – Cyprus.



It will be on the first floor with a total covered area of 104m2, 83m2 internal area plus 21m2 covered veranda. The apartment will have photovoltaics, full a/c installation, solar water heater, energy class A', thermal insulation and covered parking with available storage room.

The building will be located in a prime location close to many amenities and parks.

Price: €245,000+ V.A.T

ID: 44703

Property Info

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

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **44703**
 Property type **Apartment**
 Condition **Brand New**
 Construction Year **2023**
 Bathrooms **2**

Amenities

Location

- Storage room

Region: **Nicosia**

Coordinates: **35.1645181 / 33.3752645**

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	€2 952.00/m²		

Representative: NCH Real Estate

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Price change history

€250 000 on Sep 21, 2023
 €255 000 on Jan 5, 2024
 €280 000 on Jul 4, 2024
 €245 000 on May 8, 2025

