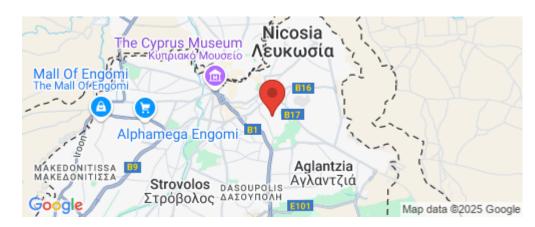


2 Bedroom Apartment for Sale in Nicosia District

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		Plot / Area Info		Additional info	
Covered Area	83			Poforonco Numbo	r 44702
Floor Number				Reference Number 44703	
	Unfurnished		Covered, Yes	Property type	Apartment
Furnishing	Unfurnished	Parking		Condition	Brand New
Energy Efficiency A			3313.34, 133		
Heating	Yes			Construction Year	2023
3				Bathrooms	2
Air Conditioning	All rooms. Yes				

Amenities Location



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

Price per SQM €2 952.00/m²

Common expenses None

Representative: NCH Real Estate

Registration number 1146 Email info@nchrealestate.com
License number 571/E Legal name N/A

Phone: +35722424203, +35777770532

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









