

## 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 104m<sup>2</sup>, 83m<sup>2</sup> internal area plus 21m<sup>2</sup> 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: €280,000+ 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: €280 000 + VAT**

VAT for this property is **€14,000** or **€53,200**. 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 373.00/m<sup>2</sup></b> |                 |             |

**Representative: NCH Real Estate**

|  |              |            |                               |
|--|--------------|------------|-------------------------------|
| Registration number                      | <b>1146</b>  | Email      | <b>info@nchrealestate.com</b> |
| License number                           | <b>571/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35722424203, +35777770532</b> |              |            |                               |

**Price change history**

€250 000 on Sep 21, 2023

€255 000 on Jan 5, 2024

€280 000 on Jul 4, 2024

