

## 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>
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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

