

## 2 Bedroom Apartment for Sale in Nicosia District

Luxury under construction apartment for sale, located in a prestigious area of Lykavitos, within walking distance of Kalipoleos avenue. It offers proximity to all amenities. The property has very good accessibility to the city center and greater Nicosia, as well as to the other cities. Ideal for investment or own residence.

### Property Info

Covered Area	<b>107</b>
Covered Veranda	<b>21</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>5</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>41806</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Nicosia**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>€2 570.00/m²</b>		

## Representative: G&P Lazarou Estate Agents

Registration number	<b>701</b>	Email	<b>info@gp Lazarou.com</b>
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## Price change history

€275 000 on Feb 21, 2025

