

## 2 Bedroom Apartment for Sale in Nicosia District

Modern 2-bedroom apartment for sale, located in Lykavitos area.

A beautiful, modern, and bright apartment situated near the center of the capital. Ideal for families and individuals looking for a tranquil neighborhood, with convenient access to schools, services, shops, and office complexes. Just minutes from the shopping center and offering easy connections to Nicosia, this newly upgraded residential development features a wealth of amenities. It offers both comfort and functionality, while the high standards of construction and materials enhance the overall living experience to a new level.

Key features include:

- Class A' Energy Certificate
- Sound and therm...

### Property Info

Covered Area	<b>111</b>
Covered Veranda	<b>21</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>52250</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>€2 477.00/m<sup>2</sup></b>		

## Representative: G&P Lazarou Estate Agents

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## Price change history

€275 000 on Feb 21, 2025

