

## 2 Bedroom Apartment for Sale in Nicosia District

These Residences combines comfort, luxury and location in perfect harmony. The project is centrally located in Nicosia, Lykavitos area, near Kalipoleos Street. The project consists of 1, 2 & 3 bedroom luxury apartments set in 4 floors built with high quality materials and finishes. The first floor apartments will be benefited with a private garden and an apartment on the 4th floor will benefit with a roof terrace.

Energy Efficiency grade A. Every apartment with Photovoltaic. Planning permits approved.

Delivery: May 2025

### Property Info

Covered Area **99**  
 Covered Veranda **20**  
 Floor Number **3**

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number **235652**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

### Amenities

### Location

Region: **Nicosia**

**Price: €265 000 + VAT**

VAT for this property is **€13,250** or **€50,350**. 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>€2 677.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€265 000 on Mar 7, 2025



