

2 Bedroom Apartment for Sale in Nicosia District

For sale: a modern 1st-floor apartment in the vibrant area of Lykavittos, Nicosia City, offering a spacious 77.45 sq.m. interior plus 14.60 sq.m. of covered verandas. This under-construction apartment includes 2 bedrooms, 2 bathrooms, a kitchen, and a living room, along with a closed parking space. Designed for comfort and efficiency, it features central heating, air conditioning, and double-glazed windows, with an A-rated energy certificate and tiled floors throughout. Residents will enjoy city views and the convenience of nearby transportation, shopping malls, and the city center. Additional benefits include an elevator and a storage room, making this property an attractive, modern choice.

Property Info

Covered Area	77.45
Floor Number	1
Energy Efficiency	A

Plot / Area Info

Parking **Yes**

Additional info

Reference Number	1267894
Property type	Apartment
Bathrooms	2

Amenities

Location

Region: **Nicosia**
 Coordinates: **35.166173814009 / 33.389747142792**

Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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	Excluded	Title transfer fee	~€3 600.00	Common expenses	None
		Price per SQM	€2 273.00/m²		

Representative: Century 21

Registration number	1141	Email	info@c21cy.com
License number	110/E	Legal name	N/A
Phone: +35725267979			

Price change history

€175 000 on Mar 23, 2025

