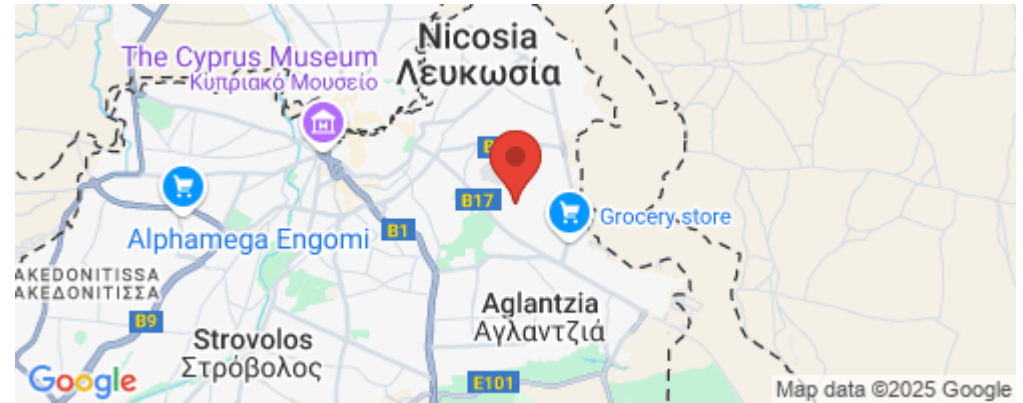


1 Bedroom Apartment for Sale in Nicosia District

For sale in Nicosia City, Lykavittos: a modern, off-plan 2nd-floor apartment spanning 50 sq.m. Ideal for singles or couples, this compact yet stylish property features 1 bedroom, 1 bathroom, a fully equipped kitchen, and a comfortable living room. The apartment includes a covered parking space, ensuring convenience.



Designed for energy efficiency, it boasts an A-class energy certificate, double-glazed windows, solar panels, and central heating with air conditioning for year-round comfort. The sleek tiled floors add a contemporary touch. Located near key amenities, including transportation, the mall, and the city center, this property offers unparalleled urban convenience.

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Property Info

Covered Area	50
Floor Number	2
Energy Efficiency	A

Plot / Area Info

Parking **Yes**

Additional info

Reference Number	1267997
Property type	Apartment
Bathrooms	1

Amenities

Location

Region: **Nicosia**
 Coordinates: **35.1646333 / 33.388845**

Price: €125 000 + VAT

VAT for this property is **€6,250** or **€23,750**. 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	~€2 275.00	Common expenses	None
		Price per SQM	€2 500.00/m²		

Representative: Century 21

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

Price change history

€125 000 on Mar 23, 2025

