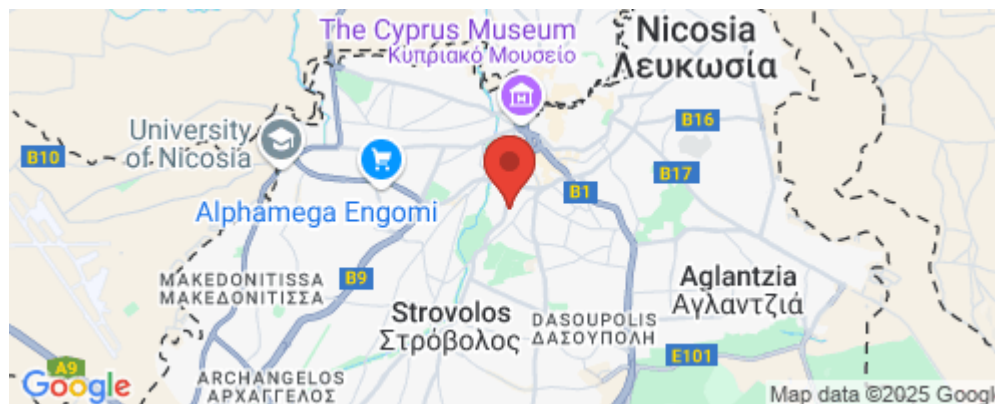


2 Bedroom Apartment for Sale in Nicosia District

This two-bedroom apartment offers ultimate luxury and comfort, making it an ideal home base or rental property. Finished to the highest standards, it includes features such as an underground parking space, an underfloor heating system, a VRV air conditioning system, a storage room, and an energy-saving system with solar panels (separate for each apartment). Residents also enjoy exclusive access to a meeting room, a private playground, a BBQ area, and many other amenities.



This project offers a perfect balance of city energy and peaceful comfort, creating a seamless space to live, work, and relax. Our thoughtfully designed home combine contemporary style with luxurious tranquility, ...

Property Info

Covered Area	106
Covered Veranda	20
Floor Number	4
Total Number of Floors	5
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	3278
Property type	Apartment
Condition	Under Construction
Bathrooms	1

Amenities

- Parking

Location

Region: **Nicosia**
Coordinates: **35.160016575314 / 33.353901955601**

Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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	None	Common expenses	None
		Price per SQM	€2 877.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€305 000 on Apr 8, 2025









