

## 2 Bedroom Apartment for Sale in Nicosia District

VIRTUAL TOUR <https://my.matterport.com/show/m/SeShk8EyZG2> An exclusive and spacious two bedroom apartment of high standards at an excellent location in the heart of the city centre of Nicosia. This flat is on the 11th floor consisting of an open plan living room dining room and modern kitchen that overlooks the city through large balcony doors. The apartment benefits from its location and offers amazing panoramic views from almost every spot indoors and from its large verandas. If purchased as investment it is expected to have rental income of approximately 35.000 to 45.000 Euros per year and its value is expected to keep increasing due to its unique location.

### Property Info

Covered Area	<b>118</b>
Floor Number	<b>11</b>
Total Number of Floors	<b>22</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL47807</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

Region: **Nicosia**

## Price: €780 000 + VAT

VAT for this property is **€39,000** or **€148,200**. 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>~€27 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 610.00/m²</b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€780 000 on May 27, 2025





