

## for Sale in Nicosia District

Perched on the top floor of Nicosia's most prestigious new development, this Sky Villa with three bedroom and an additional office is a rare opportunity to experience refined living at its highest level. One of only three residences of its kind, it offers absolute privacy, exclusivity, and uninterrupted panoramic views that stretch across the city skyline. Located within a landmark complex that brings together high-end residences, a five-star Autograph Collection hotel by Marriott, modern offices, restaurants and boutique retail, this exceptional home redefines urban luxury. The villa features generous interior spaces, private sky gardens, and its own rooftop pool — creating a s...



### Property Info

Covered Area **271**  
Floor Number **14**

### Plot / Area Info

### Additional info

Reference Number **p69804**  
Property type  
Bathrooms **3**

### Amenities

### Location

Region: **Nicosia**  
Coordinates: **35.1515 / 33.3744**

## Price: €2 920 100 + VAT

VAT for this property is **€328,538** or **€554,819**. 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>~€113 404.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 775.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 920 100 on May 28, 2025









