

## 2 Bedroom Apartment for Sale in Nicosia - Lykavitos

Reference ID: #SA34680  
Price details: €248,000 +VAT  
Modern living spaces, where style meets comfort. Located in a quiet yet lively neighborhood, our location offers easy access to shopping, public transport and the busy city center of Nicosia. Inside, enjoy a well-equipped kitchen, plenty of closet space and modern finishes for a cozy feel.  
14 carefully designed apartments, ranging from cozy one bedroom to spacious three bedroom, each with covered and uncovered verandas to enjoy the Cyprus sun.  
2km from city centre  
14 units: 1& 2 & 3 bedroom flats  
Use of alternative energy sources  
Energy efficiency rating A  
Available for sale six 2-bedroom apartments.  
Covered area: 75-79 sq.m.  
Covered ver...

### Property Info      Plot / Area Info

Covered Area **94**

Floor Number **1**

### Additional info

Reference Number **SA34680**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2025**  
Bathrooms **2**

### Amenities

### Location

**Location:** Nicosia - Lykavitos   Region: **Nicosia**

## Price: €248 000 + VAT

VAT for this property is **€12,400** or **€47,120**. 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 Price per SQM	<b>None</b> <b>€2 638.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€248 000 on Jun 17, 2025



