

2 Bedroom Apartment for Sale in Nicosia - Lykavitos

Reference ID: #SA31551Price details: €280,000 +VATIn one of the most beautiful areas of Nicosia, with easy access to the city centre, this is an ideal six-storey apartment property consisting of eight energy class A luxury apartments.The apartments have comfortable interiors, spacious bedrooms and large main and auxiliary terraces for maximum functionality. Energy Certificate A ClassHighly energy-efficient sustainable aluminum systemsInstalled Air Conditioners (split units) in bedrooms and living roomSolar water heatersPhotovoltaic systems with net metering servicesThermal insulation to minimise energy lossItalian kitchen and kitchen cabinetsExcellent quality ceramics and sanitary ware...

| Property Info           | Plot / Area Info                                      | Additional info   |                           |
|-------------------------|---|-------------------|---------------------------|
| Covered Area <b>104</b> |   | Reference Number  | <b>SA31551</b>            |
|                         |   | Property type     | <b>Apartment</b>          |
|                         |   | Condition         | <b>Under Construction</b> |
|                         |   | Construction Year | <b>2024</b>               |
|                         |   | Bathrooms         | <b>2</b>                  |
| Amenities               | Location  |                   |                           |
|                         | <b>Location:</b> Nicosia - Lykavitos                  |                   |                           |
|                         | Region: <b>Nicosia</b>                                |                   |                           |
|                         | Coordinates: <b>35.168621748636 / 33.376035820327</b> |                   |                           |

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 692.00/m<sup>2</sup></b> |                 |             |

## 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>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€280 000 on Jun 17, 2025

RESIDENCE

