

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 104		Reference Number	SA31551
		Property type	Apartment
		Condition	Under Construction
		Construction Year	2024
		Bathrooms	2
Amenities	Location		
	Location: Nicosia - Lykavitos		Region: Nicosia
	Coordinates: 35.168621748636 / 33.376035820327		

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 692.00/m²		

Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A
Phone: +35777000111			

Price change history

€280 000 on Jun 17, 2025

