

## 2 Bedroom Apartment for Sale in Nicosia - Lykavitos

Reference ID: #SA31551 Price details: €280,000 +VAT In 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 Class Highly energy-efficient sustainable aluminum systems Installed Air Conditioners (split units) in bedrooms and living room Solar water heaters Photovoltaic systems with net metering services Thermal insulation to minimise energy loss Italian kitchen and kitchen cabinets Excellent quality ceramics and sanitary ware...



### Property Info

### Plot / Area Info

Covered Area **104**

### Additional info

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

**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	<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

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License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€280 000 on Jun 17, 2025

