

## 3 Bedroom Apartment for Sale in Lympia, Nicosia District

Modern 3 bedroom apartment in a newly built complex of high standards, ideally located in Lympia with easy access to the highways to Nicosia, Larnaca and Limassol (just 15 minutes from Nicosia/Larnaca and 40 minutes from Limassol).

### Features:

3 spacious bedrooms (master bedroom with en-suite bathroom)

Additional bathroom

Large, bright living room

Large spacious living room, large double bedroom, large bathroom, large bathroom with shower, large bathroom with shower, large bathroom with shower, large bathroom with shower, large bathroom with shower

2 lifts from underground parking

Comfortable parking for tenants and guests

Floor electric heat...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>119</b>            |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>237436</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2026</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Lympia Region: **Nicosia**

## Price: €160 000 + VAT

VAT for this property is **€8,000** or **€30,400**. 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>~€3 150.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 345.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€160 000 on Jun 17, 2025







