

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

This modern three-bedroom apartment spans 117 sq.m and is located in a newly built, high-standard complex in Lympia, offering easy access to the highways and just 15 minutes from Nicosia or Larnaca and 40 minutes from Limassol.

The apartment includes three spacious bedrooms, with the master featuring an en-suite bathroom, an additional main bathroom, and a large, bright living room. It provides two lifts with access from the underground parking, comfortable parking for residents and guests, electric floor heating with individual thermostats, and bioclimatic, Energy Class A construction. The building is zero-energy, equipped with photovoltaic panels included in the price.

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#### Property Info

Covered Area	<b>117</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
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#### Additional info

Reference Number	<b>237436</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 368.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€160 000 on Jun 17, 2025  
€105 000 on Nov 29, 2025  
€160 000 on Dec 12, 2025





