

## 2 Bedroom Apartment for Sale in Nicosia District

This 2 bedroom apartment in the Lykabittos area of Nicosia offers a modern living space where style meets comfort. The apartment features covered and uncovered verandas to enjoy the Cyprus sun, a well-equipped kitchen, plenty of closet space, and modern finishes for a cozy feel. Located just 2km from the city centre in a quiet yet lively neighborhood, it provides easy access to shopping, public transport, and the busy city center of Nicosia. The apartment benefits from the use of alternative energy sources and boasts an energy efficiency rating of A. Delivery is scheduled for Spring 2026.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>103</b> |
| Covered Veranda        | <b>20</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

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

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>238165</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Parking

### Location

Region: **Nicosia**

## Price: €310 000 + VAT

VAT for this property is **€15,500** or **€58,900**. 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>€3 010.00/m<sup>2</sup></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

€310 000 on Jul 21, 2025



