

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	103
Covered Veranda	20
Floor Number	3
Total Number of Floors	4
Energy Efficiency	A

Plot / Area Info

Parking	Covered, Yes
---------	---------------------

Additional info

Reference Number	238165
Property type	Apartment
Condition	Under Construction
Construction Year	2026
Bathrooms	2

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 010.00/m²		

Representative: MySpace

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

Price change history

€310 000 on Jul 21, 2025



