

## 2 Bedroom Apartment for Sale in Nicosia District

Modern project located in one of the most beautiful areas of Nicosia, with easy access to the city centre. Four-storey building consists of 8 apartments. Key Features

Large terraces
Large Energy Efficient windows
Security door
Underfloor heating
Installed Air Conditioners (split units) in bedrooms and living room
Solar water heaters
Free interior design service by an interior designer
Installed NET METERING photovoltaic system for shared electricity
Thermal insulation – Thermal protection to minimize energy losses
Class A energy building
Italian kitchen and kitchen cabinets
Excellent quality ceramics an...

Property Info		Plot / Area Info	Additional info	
			Reference Number	59982
Covered Area	117		Property type	Apartment
Heating	Yes		Condition	<b>Under Construction</b>
Air Conditioning <b>Yes</b>			Construction Year	2026
			Bathrooms	2

**Amenities** Location

• Storage room Region: **Nicosia** 



Price: €300 000 + VAT

VAT for this property is €15,000 or €57,000. 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	€2 564.00/m²		None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
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License number	307/L	name	SERVICES LTD	

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## **Price change history**

€300 000 on Sep 24, 2025









