


## 2 Bedroom Apartment for Sale in Nicosia District

Situated in the heart of the city, on one of its busiest streets, this majestic project stands at an impressive 135m-high, composed of 34 floors of premium real estate and resort-style offerings. 

Each residential unit is fitted with high-quality amenities and furnishings, including marble accents, parquet flooring, and granite and quartz countertops, the best of contemporary carpentry, and superior quality sanitary ware.

New generation state-of-the-art technological additions, like smart home system, automated window shading and even unique digital concierge service make life luxuriously easy, whilst access cards, CCTVs, fire and burglar alarms ensure the safety and security ...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>125</b>                     |
| Covered Veranda        | <b>14</b>                      |
| Floor Number           | <b>28</b>                      |
| Total Number of Floors | <b>34</b>                      |
| Heating                | <b>Autonomous Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>3963</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

Region: **Nicosia**  
Coordinates: **35.167519 / 33.361248**

**Price: €920 000 + VAT**

VAT for this property is **€46,000** or **€174,800**. 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>€7 360.00/m<sup>2</sup></b> |                 |             |

**Representative: Cyprus Sotheby's International Realty**

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

**Price change history**

€920 000 on Oct 8, 2025













