

2 Bedroom Apartment for Sale in Nicosia District

This exclusive residential development is nestled in the vibrant Lykabittos neighborhood of charming Nicosia, offering an ideal fusion of urban vitality and serene living. Noted for its convenient proximity to the city center and urban amenities – including grocery stores, coffee shops, pharmacies, retail outlets, schools, universities, parks, and more – all within a short drive.

The four-storey building comprises 11 luxurious apartments with 1-2 bedrooms. Each residence exudes the charm of Mediterranean style, carefully designed to seamlessly combine functionality and comfort. The project boasts an energy-efficient Class A rating, with photovoltaic systems for each apartment, s...



Property Info

Covered Area	93
Covered Veranda	17
Floor Number	1
Total Number of Floors	4
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	6895
Property type	Apartment
Bathrooms	2

Amenities

- Parking

Location

Region: Nicosia
Coordinates: 35.166806 / 33.372306

Price: €241 000 + VAT

VAT for this property is **€12,050** or **€45,790**. 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	~€6 240.00	Common expenses	None
		Price per SQM	€2 591.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€241 000 on Oct 8, 2025



