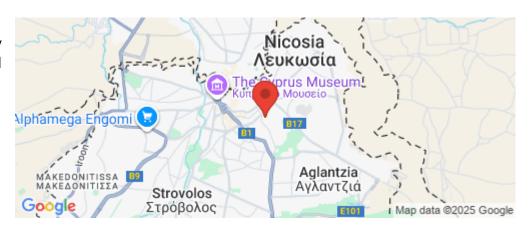


## 2 Bedroom Apartment for Sale in Nicosia District

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		Plot / Area Info		Additional info	
Covered Area	93				
Covered Veranda	17				
Floor Number	1			Reference Number 6895	
<b>Total Number of Floors</b>	4	Parking	Covered, Yes	Property type	<b>Apartment</b>
Furnishing	Unfurnished			Bathrooms	2
= = = ::	_				

Energy Efficiency A

Heating Autonomous Heating, Yes

Amenities Location

• Parking 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.

2/4

VAT Excluded Title transfer fee  $\sim 6 240.00$  Common expenses None Price per SQM  $\leq 2 591.00/m^2$ 

## Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: +35726080180, +35797612926

## **Price change history**

€241 000 on Oct 8, 2025















