

## 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	<b>101</b>
Covered Veranda	<b>22</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **6903**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

Region: **Nicosia**  
 Coordinates: **35.166806 / 33.372306**

## Price: €354 000 + VAT

VAT for this property is **€17,700** or **€67,260**. 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>~€10 760.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 505.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€324 000 on Oct 8, 2025

€354 000 on Nov 5, 2025



