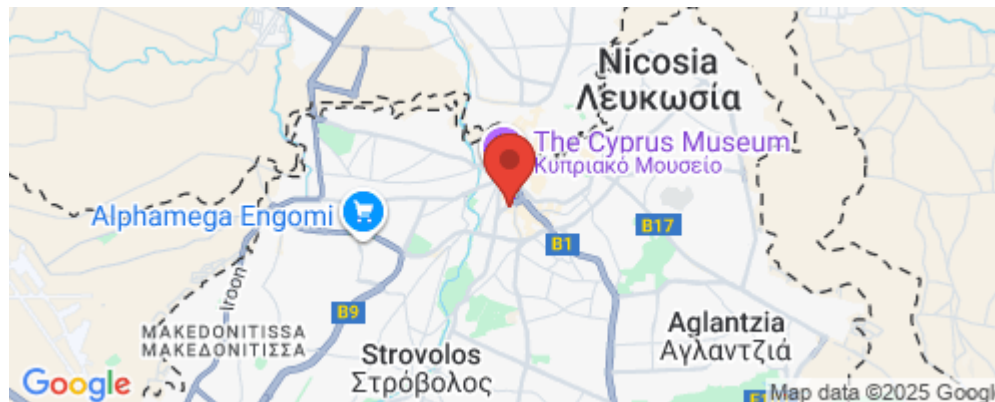


## 2 Bedroom Apartment for Sale in Nicosia District

Experience elevated living in this elegant 2-bedroom residence, located within a prestigious 21-storey tower in Nicosia that redefines luxury with its exquisite design and 5-star hotel services. This property seamlessly blends vibrant city living with the tranquility of nature, offering an unbeatable location, just steps away from shops, restaurants, cultural attractions, and all city center amenities.

The apartment is meticulously designed and fully equipped with high-end furnishings, including premium fixtures, marble flooring in the common areas, and solid wood parquet in the bedrooms, exuding sophistication and style throughout. The open-plan living spaces are designed for comfo...



### Property Info

Covered Area	<b>125</b>
Covered Veranda	<b>15</b>
Floor Number	<b>6</b>
Total Number of Floors	<b>21</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>10494</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Nicosia**  
Coordinates: **35.167604 / 33.357067**

## Price: €750 000 + VAT

VAT for this property is **€37,500** or **€142,500**. 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>~€26 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 000.00/m²</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

€750 000 on Oct 8, 2025

















