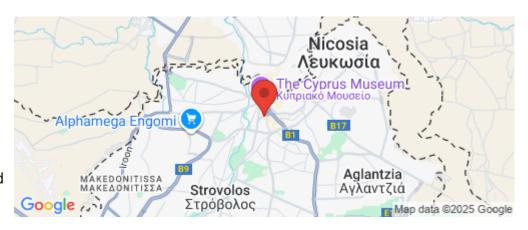


2 Bedroom Apartment for Sale in Nicosia District

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		Plot / Area Info	Additional info
Covered Area	125		
Covered Veranda	15		Reference Number 10
Floor Number	6		Property type Ar

Parking Covered, Yes Total Number of Floors 21

Furnished Furnishing

Heating **Underfloor Heating, Yes**

Air Conditioning All rooms, Yes

Amenities Location

Region: Nicosia Parking

Coordinates: 35.167604 / 33.357067

L0494

Apartment Property type Condition **Pre-Owned**

Construction Year **2019**

Bathrooms 2



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 Excluded

Title transfer fee ~€26 600.00

Price per SQM €6 000.00/m²

Common expenses None

Representative: Cyprus Sotheby's International Realty

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License number 517/E Legal name ConceptRealty Ltd

Phone: **+35726080180**, **+35797612926**

Price change history

€750 000 on Oct 8, 2025













