

## 2 Bedroom Apartment for Sale in Nicosia District

Situated in the heart of Nicosia, this stunning 11th-floor apartment offers an exceptional lifestyle with breathtaking city views and unparalleled convenience. Spanning a generous 152 square meters of internal space, the property features two spacious bedrooms, including a master bedroom with an en-suite bathroom, complemented by a modern kitchen and an expansive open-plan dining and living area. A covered veranda further enhances the living experience, providing a perfect spot to unwind and enjoy the cityscape. Fully furnished and equipped with high-quality electrical appliances, kitchenware, and home accessories, the apartment is ready to move in. Comfort is assured year-round with a VR...



### Property Info

Covered Area	<b>132</b>
Covered Veranda	<b>14</b>
Floor Number	<b>11</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>10628</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Nicosia**  
Coordinates: **35.16756 / 33.357039**

## Price: €670 000 + VAT

VAT for this property is **€33,500** or **€127,300**. 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 Price per SQM	<b>~€23 400.00</b> <b>€5 076.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€670 000 on Oct 8, 2025











