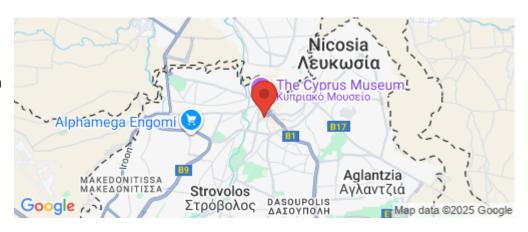


## 2 Bedroom Apartment for Sale in Nicosia District

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		Plot / Area Info		Additional info	
Covered Area	132			Deference Number	10620
Covered Veranda	14			Reference Number	10628
Floor Number	11	Pool	Common, Yes	Property type	Apartment
Furnishing	Furnished	Parking	Covered, Yes	Condition	Pre-Owned
Heating	<b>Underfloor Heating, Yes</b>			Construction Year	2018
Air Conditioning	All rooms, Yes			Bathrooms	2

## Amenities Location

• Parking 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 Excluded

Title transfer fee ~€23 400.00

Price per SQM €5 076.00/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**

€670 000 on Oct 8, 2025







