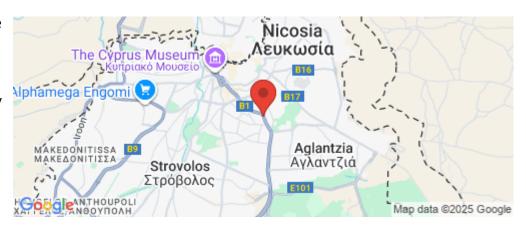


## 2 Bedroom Apartment for Sale in Nicosia District

Located in the vibrant heart of Nicosia, this refined two-bedroom residence is part of the city's most iconic new development — a multifunctional destination that seamlessly integrates luxury living, a five-star Autograph Collection hotel by Marriott, business spaces, and boutique retail. Designed with a focus on comfort and elegance, it brings together the very best of city life in one remarkable address.

The apartment offers a spacious open-plan layout with premium specifications throughout. From natural stone in the living areas to engineered wood in the bedrooms, every surface reflects quality and sophistication. High-spec kitchens and bathrooms, floor-to-ceiling windows, VR...

All rooms, Yes



| Property Info     |                         | Plot / Area Info |                             | Additional info  |                    |
|-------------------|-------------------------|------------------|-----------------------------|------------------|--------------------|
| Covered Area      | 133                     |                  |                             |                  |                    |
| Covered Veranda   | 23                      |                  |                             | Deference Number | 12000              |
| Floor Number      | 1                       | Pool<br>Parking  | Common, Yes<br>Covered, Yes | Reference Number | 12966              |
| Furnishing        | Unfurnished             |                  |                             | Property type    | Apartment          |
| Energy Efficiency | A                       |                  |                             | Condition        | Under Construction |
| Heating           | Underfloor Heating, Yes |                  |                             | Bathrooms        | 2                  |

## Amenities Location

• Parking Region: **Nicosia** 

Coordinates: **35.159584** / **33.372461** 

Air Conditioning



Price: €802 200 + VAT

VAT for this property is **€40,110** or **€152,418**. 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 None

Price per SQM €6 032.00/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**

€802 200 on Oct 8, 2025













