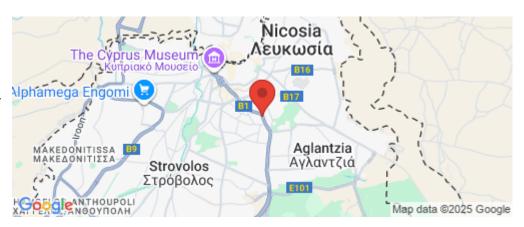


2 Bedroom Apartment for Sale in Nicosia District

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	138				
Covered Veranda	22			Deference Number	12060
Floor Number	1	Pool Parking	Common, Yes Covered, Yes	Reference Number Property type Condition	12968 Apartment Under Construction
Furnishing	Unfurnished				
Energy Efficiency	A				
Heating	Underfloor Heating, Yes			Bathrooms	2

Amenities Location

• Parking Region: **Nicosia**

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

Air Conditioning



Price: €826 700 + VAT

VAT for this property is **€41,335** or **€157,073**. 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.

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VAT Excluded

Title transfer fee None

Price per SQM €5 991.00/m²

Common expenses None

Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: +35726080180, +35797612926

Price change history

€826 700 on Oct 8, 2025

















