

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...

Property Info

Covered Area	138
Covered Veranda	22
Floor Number	1
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	12968
Property type	Apartment
Condition	Under Construction
Bathrooms	2

Amenities

- Parking

Location

Region: **Nicosia**
Coordinates: **35.159584 / 33.372461**

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.

VAT	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€5 991.00/m²		

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











