

## 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	<b>138</b>
Covered Veranda	<b>22</b>
Floor Number	<b>1</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</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>12968</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 991.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€826 700 on Oct 8, 2025



















