

3 Bedroom Apartment for Sale in Nicosia District

In the centre of Nicosia, this exceptional three-bedroom residence is part of the capital’s most refined new development — a dynamic urban destination that brings high-end living, business, and leisure into perfect balance. Designed for elevated city life, the project combines premium residences, a five-star Autograph Collection hotel by Marriott, contemporary offices, and boutique retail, all within beautifully landscaped grounds. Crafted with attention to every detail, this apartment showcases intelligent layouts and interiors finished to the highest specifications. Natural stone surfaces, engineered wood flooring in the bedrooms, imported fittings, floor-to-ceiling windows, u...



Property Info

Covered Area	200
Covered Veranda	59
Floor Number	8
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	12969
Property type	Apartment
Condition	Under Construction
Bathrooms	3

Amenities

- Parking

Location

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

Price: €1 593 900 + VAT

VAT for this property is **€135,482** or **€302,841**. 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	€7 970.00/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

€1 593 900 on Oct 8, 2025











