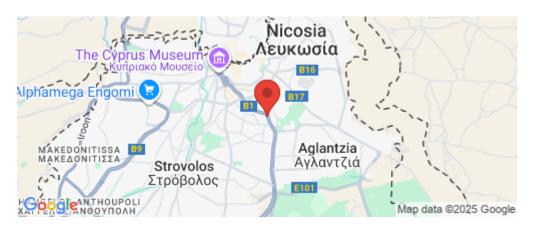


3 Bedroom Apartment for Sale in Nicosia District

Perched on the top floor of Nicosia's most prestigious new development, this Sky Villa with three bedroom and an additional office is a rare opportunity to experience refined living at its highest level. One of only three residences of its kind, it offers absolute privacy, exclusivity, and uninterrupted panoramic views that stretch across the city skyline. Located within a landmark complex that brings together high-end residences, a five-star Autograph Collection hotel by Marriott, modern offices, restaurants and boutique retail, this exceptional home redefines urban luxury. The villa features generous interior spaces, private sky gardens, and its own rooftop pool — creating a s...

All rooms, Yes



Property Info		Plot / Area Info		Additional info	
Covered Area	271				
Covered Veranda	65	Pool	Common, Yes	Reference Number	12970
Floor Number	14				
Furnishing	Unfurnished			Property type	Apartment
Energy Efficiency	A			Condition	Under Construction
Heating	Underfloor Heating, Yes	5		Bathrooms	3

Amenities Location

• Elevator Region: Nicosia

Coordinates: 35.159584 / 33.372461

Air Conditioning



Price: €2 920 100 + VAT

VAT for this property is €328,538 or €554,819. 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 €10 775.00/m²

Common expenses None

Representative: Cyprus Sotheby's International Realty

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Price change history

€2 920 100 on Oct 8, 2025













