

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...

Property Info

Covered Area	271
Covered Veranda	65
Floor Number	14
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool **Common, Yes**

Additional info

Reference Number	12970
Property type	Apartment
Condition	Under Construction
Bathrooms	3

Amenities

- Elevator

Location

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

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	Common expenses	None
		Price per SQM	€10 775.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€2 920 100 on Oct 8, 2025











