

2 Bedroom Apartment for Sale in Nicosia - Lykavitos

Modern project in the central location, Nicosia. Situated just steps away from shops, restaurants, schools, and business centers, this development offers the perfect balance between city living and modern comfort.

Each apartment features spacious layouts, abundant natural light, and private balconies perfect for relaxing or entertaining. T

Key Features

Photovoltaic system for common areas

Lighting with sensors and video phone

Windows and doors Muskita

Solar Energy for Hot Water 200 Liter

Elevator

Air conditioning in all rooms

AVAILABILITY

Apartment 5th floor

Internal area 76 sq.m.

Covered verandas 5 sq.m.

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Property Info

Plot / Area Info

Covered Area **81**

Amenities

- Storage room

Location

Location: Nicosia - Lykavitos Region: **Nicosia**

Additional info

Reference Number	60611
Property type	Apartment
Condition	Under Construction
Construction Year	2026
Bathrooms	2

Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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
Title deed	Has Title	Price per SQM	€4 321.00/m²		

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com
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Price change history

€350 000 on Oct 28, 2025

