

## 2 Bedroom Apartment for Sale in Nicosia District

### 2-Bedroom Apartments

The 2-bedroom apartment within this iconic tower offer a refined blend of elegance, comfort, and modern sophistication. Designed for professionals, couples, or small families seeking an elevated lifestyle, these homes feature spacious open-plan living areas flooded with natural light through floor-to-ceiling windows.

The seamless connection to private verandas allows residents to enjoy panoramic views of the city or the lush greenery of the central park.

Both bedrooms are designed with comfort and serenity in mind, offering generous proportions, refined finishes, and enhanced privacy. The master suite includes an elegant en-suite bathroom crafted wi...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>129</b> |
| Covered Veranda        | <b>20</b>  |
| Total Number of Floors | <b>21</b>  |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>240728</b>    |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2019</b>      |
| Bathrooms         | <b>1</b>         |

#### Amenities

- Parking

#### Location

Region: **Nicosia**

## Price: €950 000 + VAT

VAT for this property is **€47,500** or **€180,500**. 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 | <b>Excluded</b> | Title transfer fee | <b>~€34 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 364.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |   |
|---------------------|-----------------------------------|------------|---|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

## Price change history

€950 000 on Nov 19, 2025

