

## 2 Bedroom Apartment for Sale in Nicosia District

Located in the vibrant area of Chrysaliniotissa, Nicosia, this stylish 2-bedroom penthouse offers a perfect blend of modern comfort, luxury, and city living. Designed for those who value both elegance and convenience, the residence features spacious open-plan living and dining areas seamlessly connected to a fully equipped contemporary kitchen.

The penthouse includes two generously sized bedrooms, with the master bedroom offering privacy and comfort. Large covered verandas provide ample outdoor space, perfect for relaxing or entertaining while enjoying spectacular city views. High ceilings, underfloor heating, air-conditioning throughout, and premium finishes enhance the sense of sp...

### Property Info

Covered Area **163**

Covered Veranda **25**

Floor Number **6**

Furnishing **Furnished**

Energy Efficiency **B**

Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **242001**

Property type **Apartment**

Condition **Pre-Owned**

Construction Year **2001-2010**

Bathrooms **2**

### Amenities

- Parking

### Location

Region: **Nicosia**

## Price: €265 000 + VAT

VAT for this property is **€16,209** or **€50,350**. 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 Price per SQM	<b>~€7 200.00</b> <b>€1 626.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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## Price change history

€265 000 on Jan 30, 2026





