


## 2 Bedroom Apartment for Sale in Nicosia District

This two-bedroom apartment is available within a modern residential development in the Lykavitos area of Nicosia, near Kalipoleos Street. The building comprises eleven apartments across four floors and is finished to a high standard throughout, with a private gated entrance and a lift. 

The apartment offers 79 sqm of internal living space, a 22 sqm covered balcony, and a private roof terrace of 71 sqm, providing an exceptional outdoor space in the heart of the city. The layout includes an open-plan living and dining area, two bedrooms, two bathrooms, and fitted wardrobes. Further features include a solar water heater, photovoltaic panels to help reduce energy bills, AC provisions, d...

### Property Info

Covered Veranda	<b>22</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11339</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

Region: **Nicosia**  
 Coordinates: **35.164231088887 / 33.373476862907**

**Price: €354 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None N/A</b>	Common expenses	<b>None</b>
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**Representative: Elit Blue**

Registration number	<b>1009</b>	Email	<b>info@elitblue.com</b>
License number	<b>460/E</b>	Legal name	<b>N/A</b>
Phone: <b>35777778688</b>			

**Price change history**

€354 000 on May 14, 2026







