

## 2 Bedroom Apartment for Sale in Nicosia - Pallouriotissa

The project is located in a quiet privileged area in the Municipality of Nicosia near Frederick University. The location of the project offers easy access to the city center as well as to many amenities such as supermarkets gym schools shops etc. The building consists of 16 apartments on 4 floors. Each floor consists of 4 apartments one of 2 bedrooms and three of 1 bedroom . All apartments have covered parking and storage. The building also has a photovoltaic system for common areas. This apartment is on the Last floor and consists of a living room with dining area and open plan kitchen two bedrooms and two bathrooms a covered veranda of 17m2 and a roof garden with 40m2 and 20m2 additiona...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>75</b> |
| Floor Number           | <b>2</b>  |
| Total Number of Floors | <b>4</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL21641</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Balcony

### Location

**Location:** Nicosia - Pallouriotissa Region: **Nicosia**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 200.00/m²</b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€240 000 on Nov 2, 2023



ΣΧΕΔΙΑ

ΚΑΤΩΦΗ ΥΠΟΓΕΙΟΥ



