

## 3 Bedroom Apartment for Sale in Nicosia District

This project consists of villas and apartments that covers the high end and qualitative market needs for larger residential units in the heart of the Nicosia city center along the Pedieos River and adjacent to the Nicosia Linear Park. Since the project is situated next to the River and Linear Park a centrally located pedestrian walkway that meets the river park allowing free access to all residents and guests towards the park and the project itself. Vehicle movement will only be done underground which will eliminate non natural elements and preserve the particular characteristic environment of the area. There will be a central entrance accessible only to residents and the project will off...

Property Info		Plot / Area Info	Additional info
			Reference Number VL18112
Covered Area	216		Property type <b>Apartment</b>
Energy Efficiency A			Condition Brand New

Energy Efficiency A Condition

Bathrooms

**Amenities** Location

• Balcony Region: **Nicosia** 



Price: €1 250 000 + VAT

VAT for this property is €115,972 or €237,500. 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
Price per SQM €5 787.00/m²
Common expenses None

## **Representative: Nicolaou Estates**

Registration number 693 Email pnicolaou@nicolaouestates.com
License number 365/E Legal name Nicolaou Estates LTD

Phone:

## **Price change history**

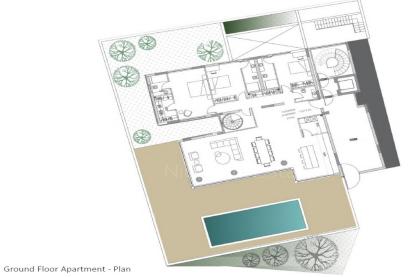
€1 250 000 on Nov 4, 2023











Sep 11, 2025 3/4 https://index.cy/sale/1190766





