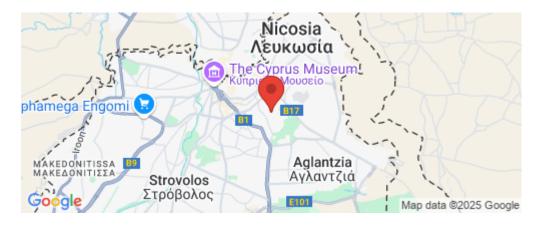


## 2 Bedroom Apartment for Sale in Nicosia District

- ✓2 Bedrooms
- ✓ 2 W/C
- ✓Internal Area 83m2
- ✓ Covered Verandas 21m2
- ✓ Energy Efficiency A



In one of the most beautiful areas of Nicosia, with easy access to the city center.

ideal six-store apartment building consisting of eight energy class A luxury apartments.

The apartments have comfortable interiors, spacious bedrooms, large terraces with unobstructed views and auxiliary terraces for excellent functionality.

1/4

- -Large terraces
- -Large Energy Efficient windows
- -Security door
- -Unobstructed view
- -Installed Air Conditioners (split units) in bedrooms and living room
- -Solar water heaters
- -Ins...

Property Info Plot / Area Info Additional info

**INDEX** 

Covered Area Heating Air Conditioning

83

Underfloor Heating, Yes All rooms, Yes

Parking

Covered, Yes

Reference Number

Property type Condition Apartment Pre-Owned

Bathrooms 2

**Amenities** 

Location

Region: **Nicosia** 

Coordinates: **35.1645181** / **33.3752645** 



Price: €260 000 + VAT

VAT for this property is €13,000 or €49,400. 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 ~€7 000.00

Price per SQM €3 133.00/m²

Common expenses None

## **Representative: Kadis Estates**

Registration number 506 Email info@kadis.com.cy
License number 62/E Legal name N/A

Phone: **+35722344842** 

## **Price change history**

€250 000 on Jan 18, 2024 €255 000 on Apr 12, 2024 €280 000 on Jul 5, 2024 €260 000 on Jun 14, 2025



