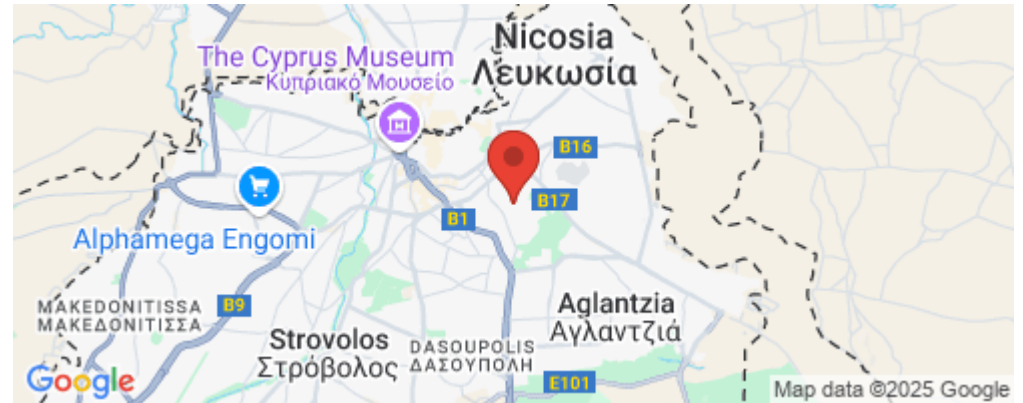


## 2 Bedroom Apartment for Sale in Nicosia District

- ✓2 Bedrooms
- ✓2 W/C
- ✓Internal Area 83m<sup>2</sup>
- ✓Covered Verandas 21m<sup>2</sup>
- ✓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.

- 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

Covered Area  
Heating  
Air Conditioning

83  
Underfloor Heating, Yes  
All rooms, Yes

Parking

Covered, Yes

Reference Number  
Property type  
Condition  
Bathrooms

2015  
Apartment  
Pre-Owned  
2

Amenities

Location

Region: Nicosia  
Coordinates: 35.1645181 / 33.3752645

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>~€7 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 373.00/m²</b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€250 000 on Jan 18, 2024  
 €255 000 on Apr 12, 2024  
 €280 000 on Jul 5, 2024

