

## 3 Bedroom Apartment for Sale in Agios Dometios, Nicosia District

✓3 bedrooms

✓2 W/C

✓Internal Area 141m2

✓Covered Verandas 15m2

✓Covered Parking Space

✓Provisions for Underfloor Heating

✓Close to University of Nicosia

✓Energy Efficiency A



### Property Info

Covered Area

**141**

Heating

**Central Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**2808**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**2**

### Amenities

- Balcony

### Location

**Location:** Agios Dometios

Region: **Nicosia**

Coordinates: **35.1727869 / 33.3290916**

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€1 844.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

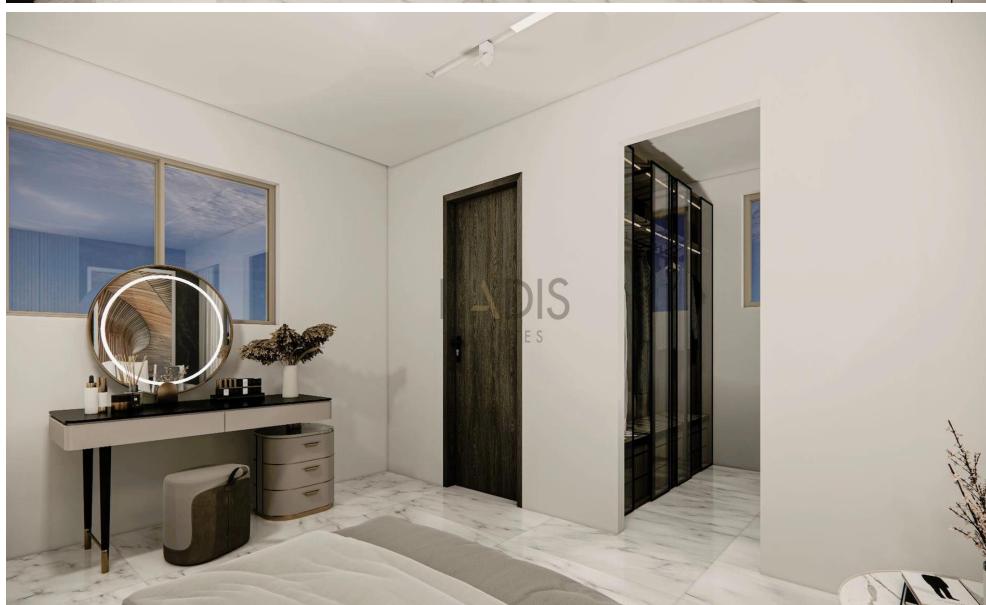
Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

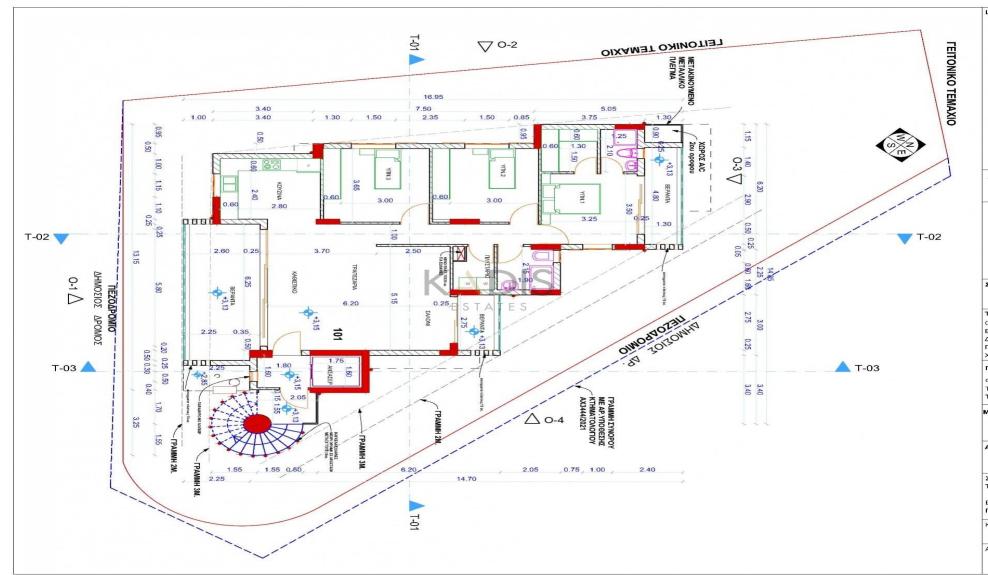
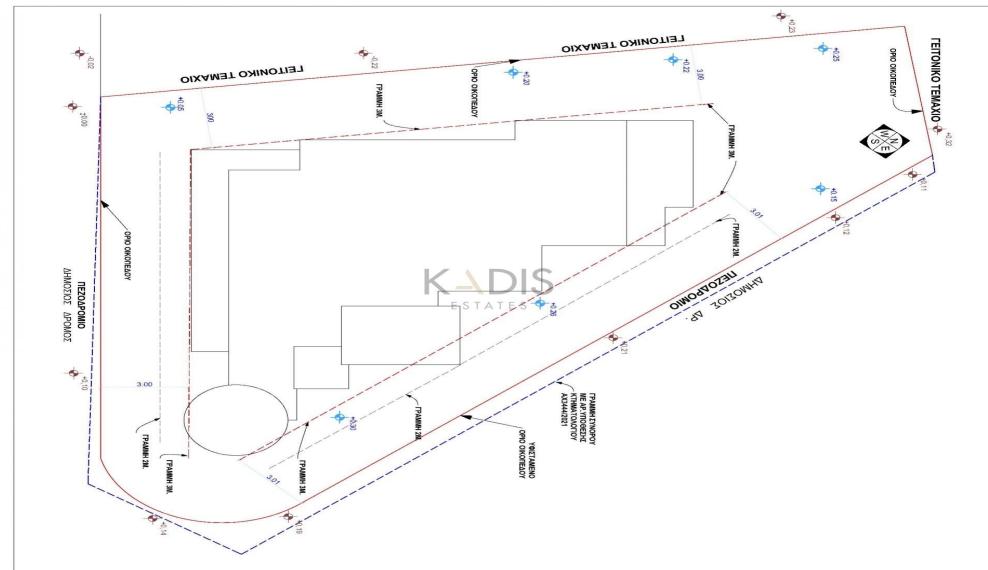
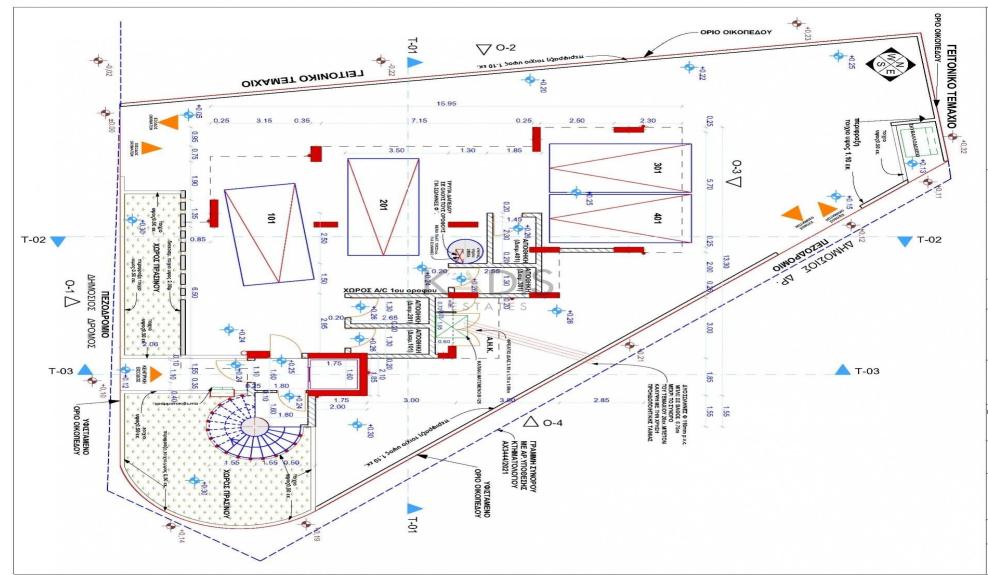
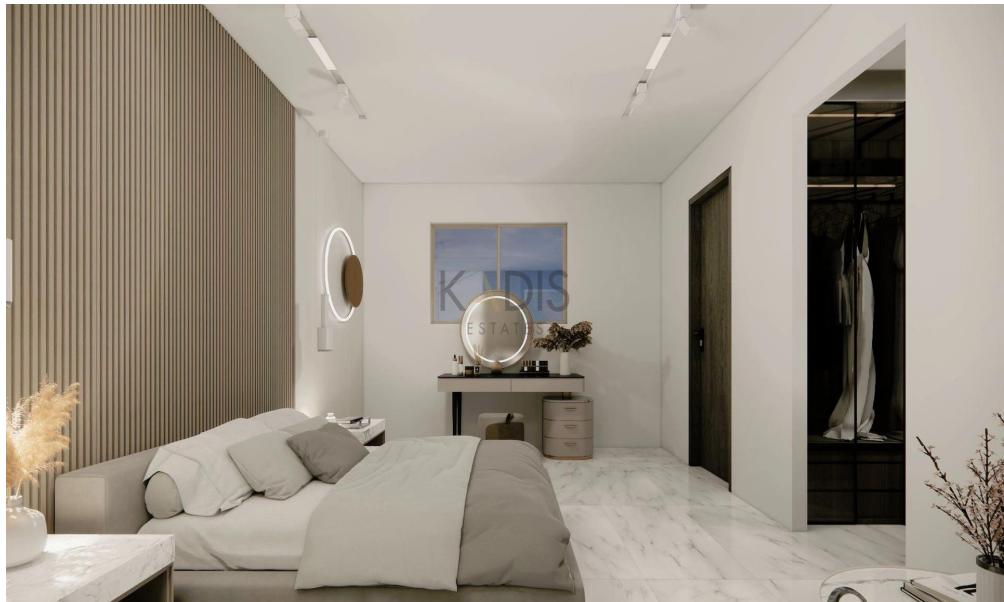
## Price change history

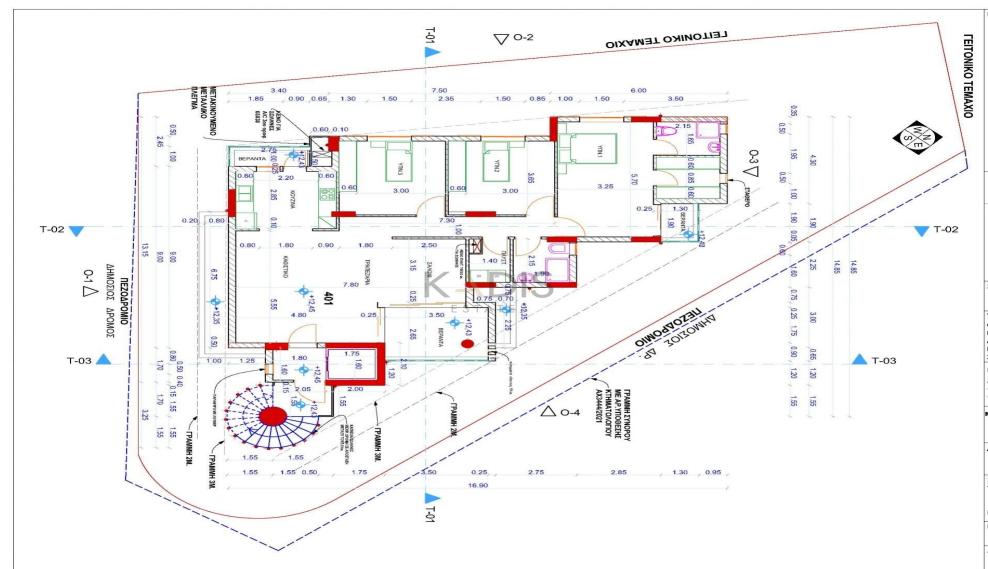
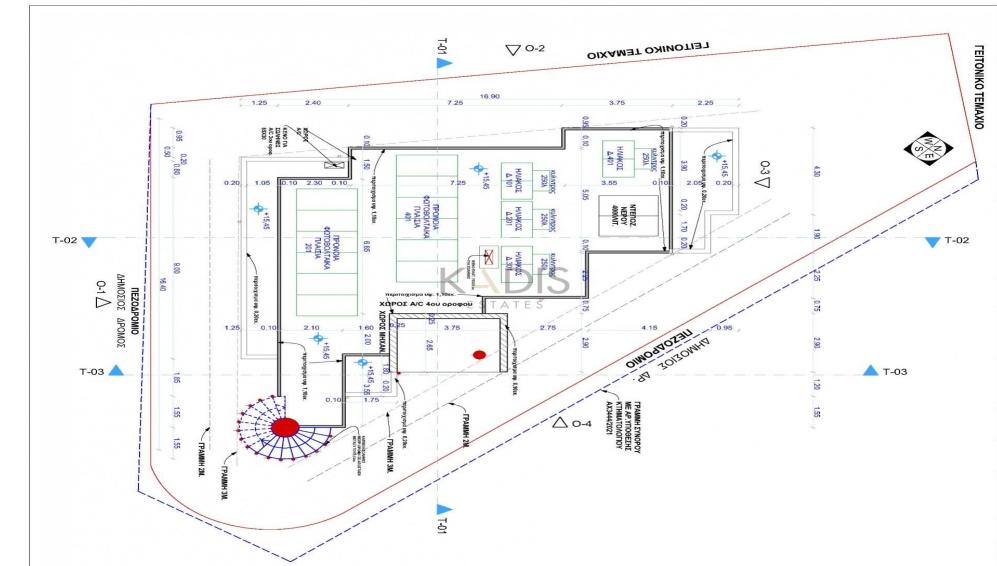
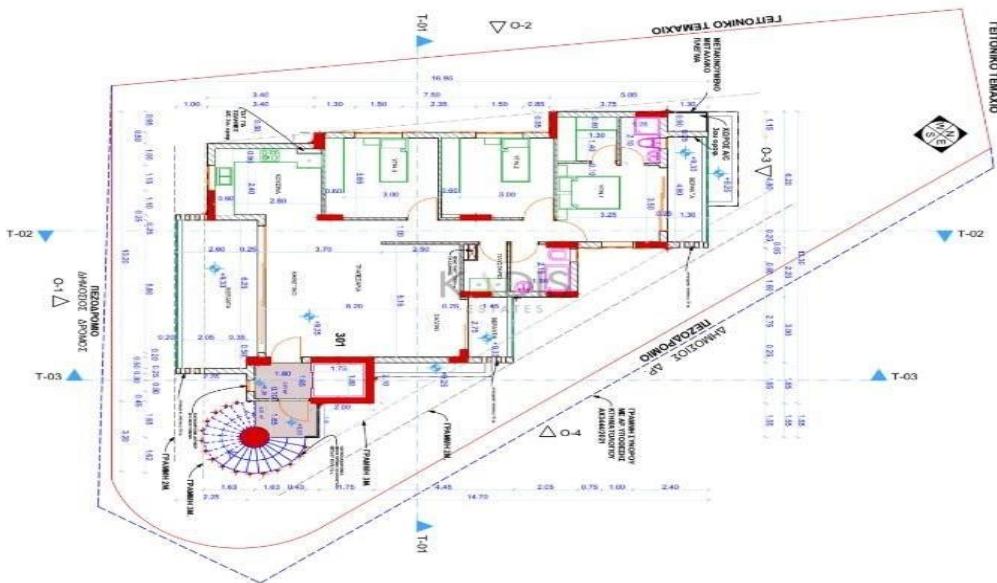
€275 000 on Jan 19, 2024

€260 000 on Jun 4, 2025









**ΠΟΛΕΟΔΟΜΙΚΑ ΔΕΔΟΜΕΝΑ**  
ΖΩΝΗ: Κα4  
ΣΥΝΤΕΛΑ. ΔΟΜΗΣΗΣ: 120%  
ΚΑΛΥΨΗΣ: 50%  
ΥΨΟΣ: 13.5μ  
ΑΡ. ΟΡΟΦΩΝ: 3  
ΕΜΒΑΔΟ ΤΕΜΑΧΙΟΥ: 456τρ

**Επιτρεπόμενο**  
120% δηλ. 547,2τμ

**Προτεινόμενα**  
 1ος οροφος: αωφέλιμο εμβδομόν: 131,6τη ,καλυμένες Βεράντες: 28,7τη  
 2ος οροφος: αωφέλιμο εμβδομόν: 141,8τη ,καλυμένες Βεράντες: 15,4τη  
 3ος οροφος: αωφέλιμο εμβδομόν: 131,5τη ,καλυμένες Βεράντες: 28,7τη  
 4ος οροφος: αωφέλιμο εμβδομόν: 141,8τη ,καλυμένες Βεράντες: 15,4τη

