

## 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

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

**141**  
**Central Heating, Yes**  
**All rooms, Yes**

Parking

**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms

**2808**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Balcony

### Location

**Location:** Agios Dometios  
Coordinates: **35.1727869 / 33.3290916**

Region: **Nicosia**

## 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 844.00/m<sup>2</sup></b> |                 |             |

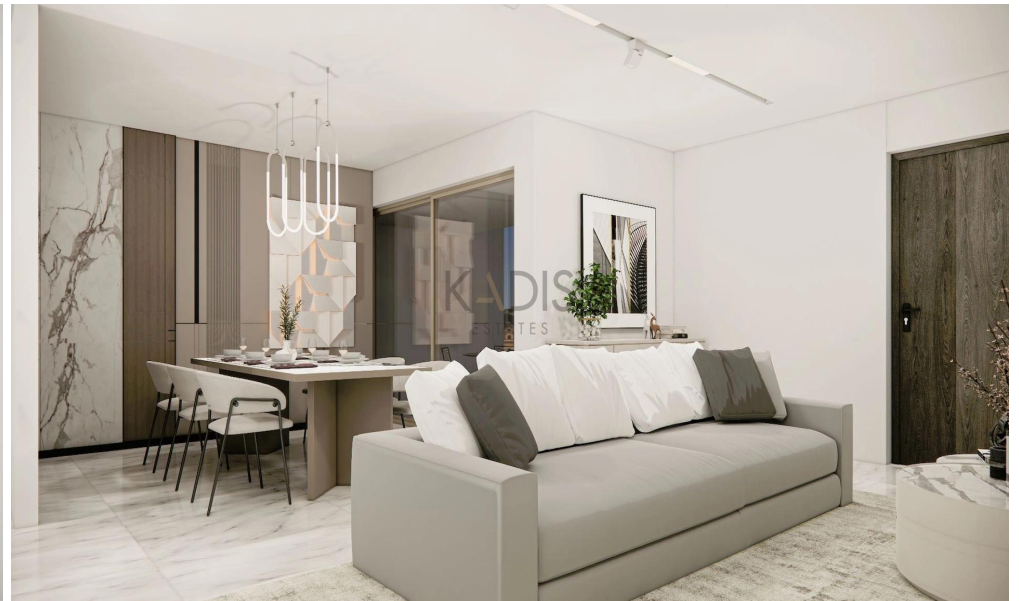
## Representative: Kadis Estates

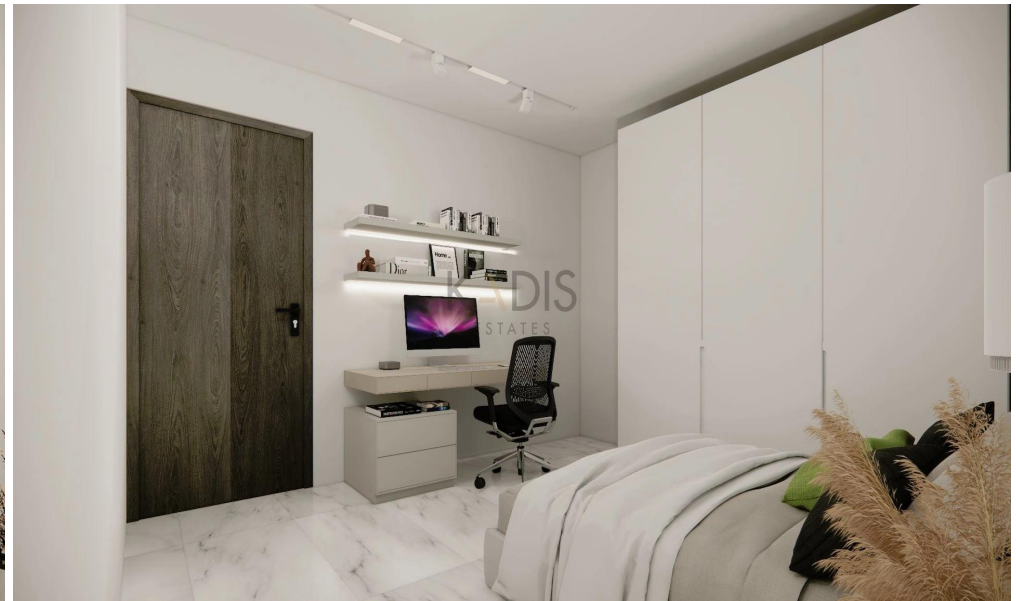
|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal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

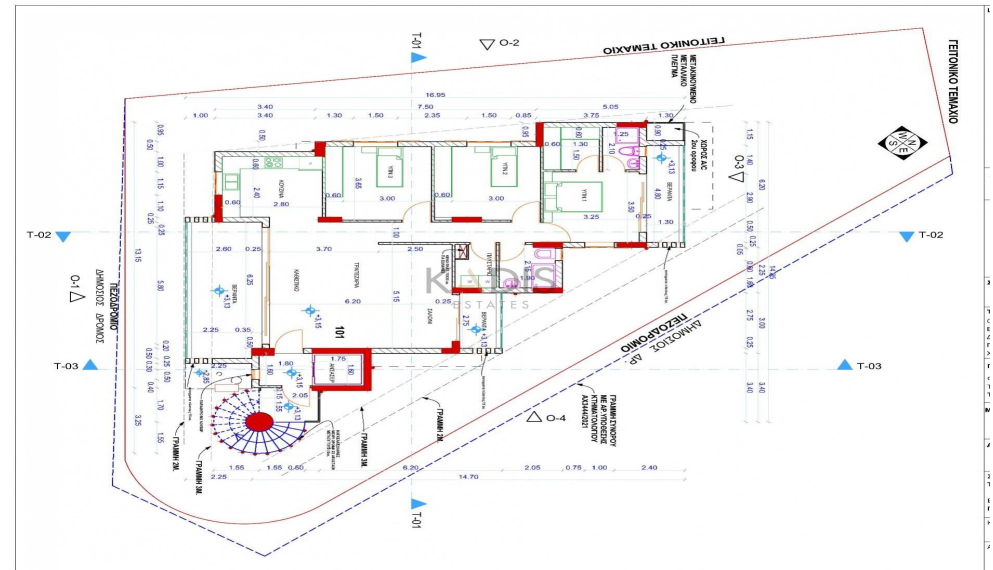
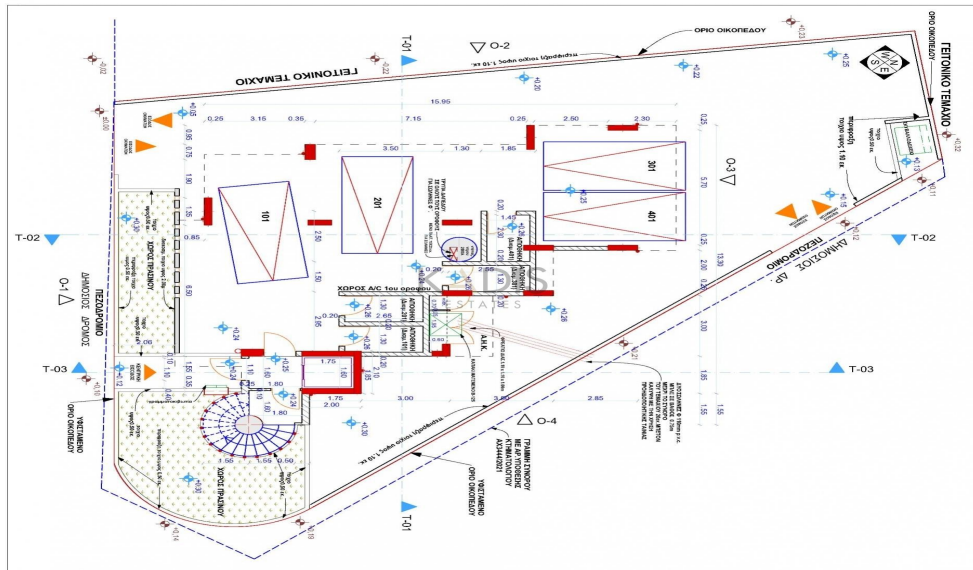
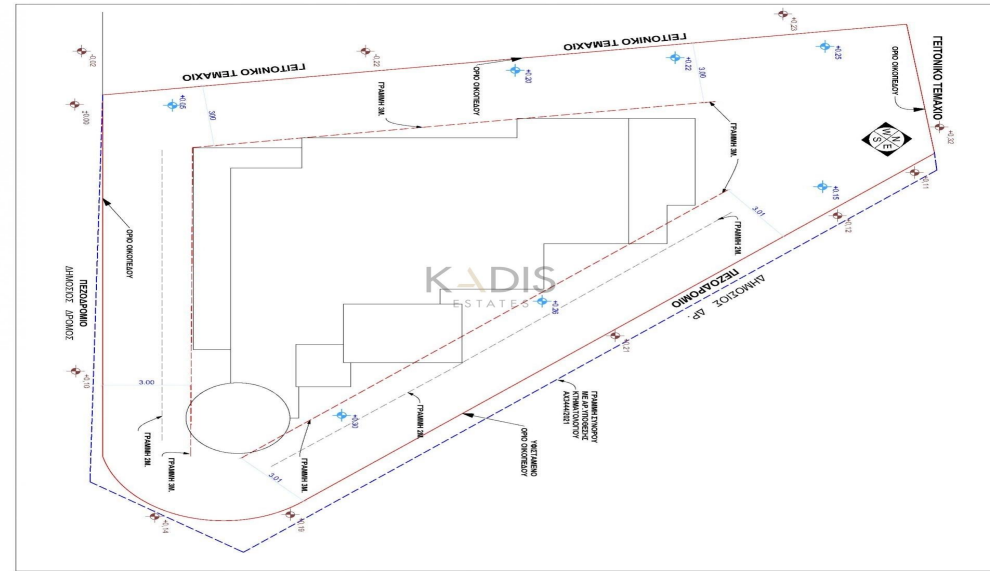
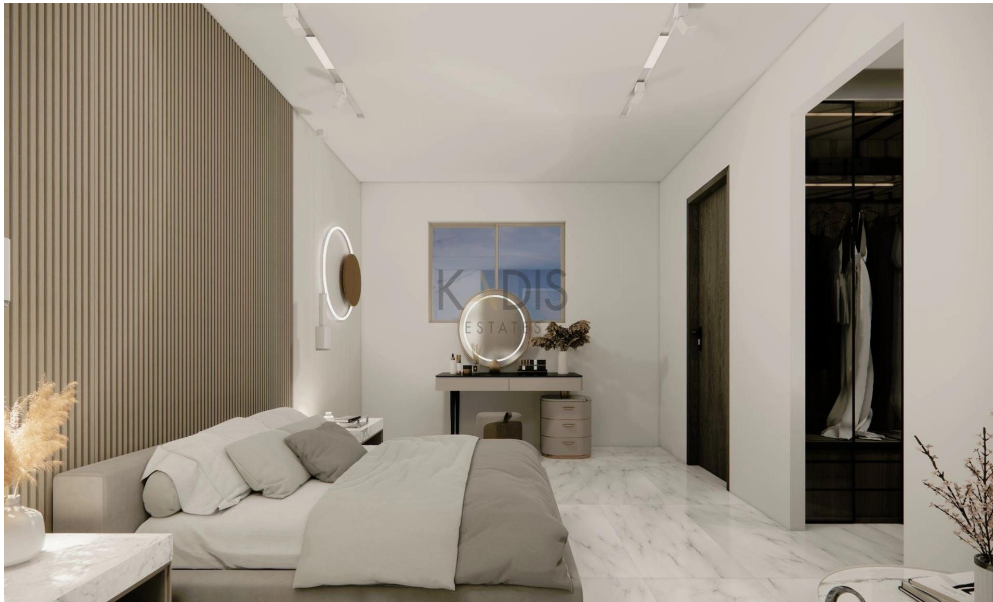
## Price change history

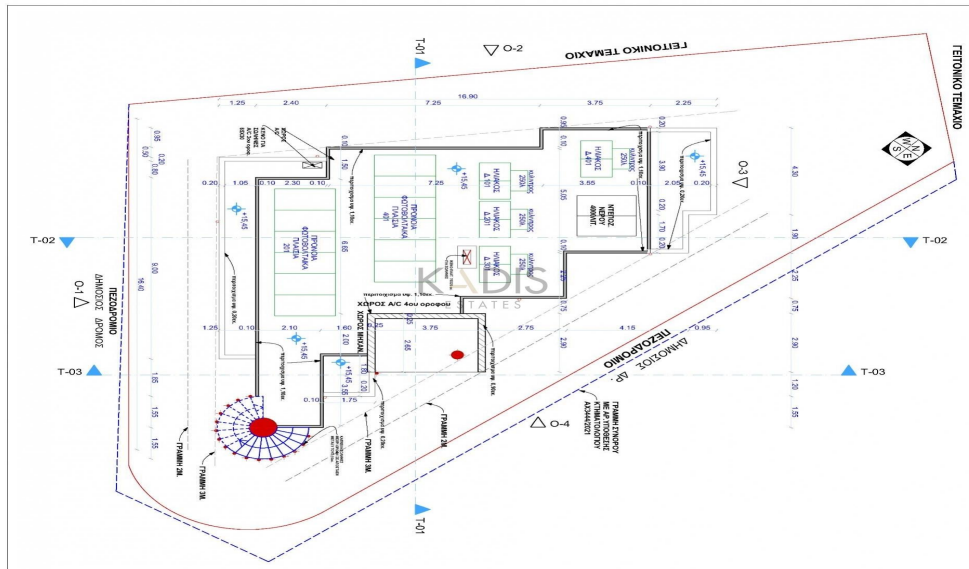
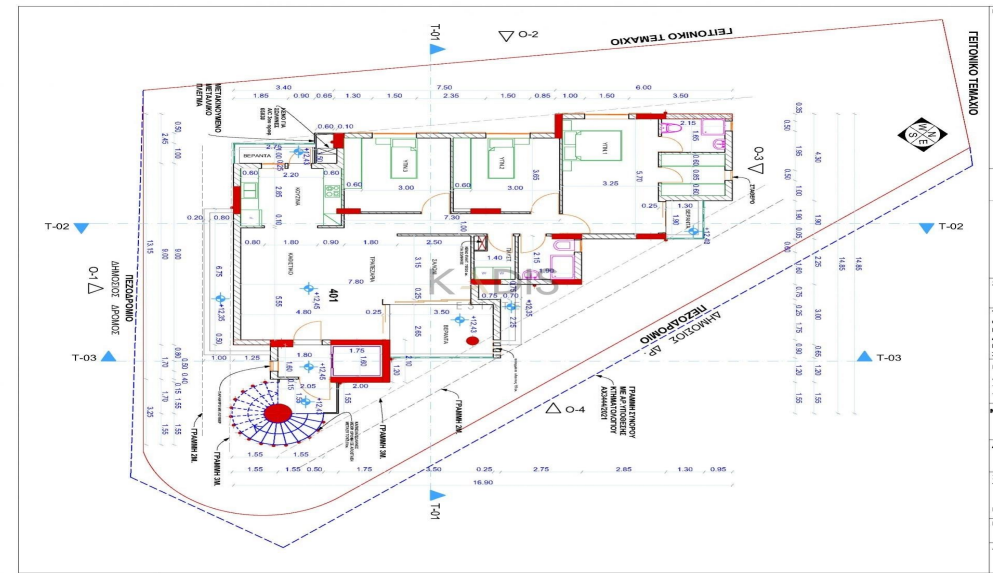
€275 000 on Jan 19, 2024

€260 000 on Jun 4, 2025









|  |   |   |   |
|--|---|---|---|
| <p><b>ΠΟΛΥΩΦΘΗΚΑ ΔΕΔΟΜΕΝΑ</b><br/>                 ΖΩΝΗ Κ14<br/>                 ΣΥΝΤΕΛ. ΔΟΜΗΣΗΣ: 120%<br/>                 ΚΑΛΥΨΗ: 50%<br/>                 ΥΨΟΣ: 13,5μ<br/>                 ΑΡ. ΟΡΟΦΩΝ: 3<br/>                 ΕΜΒΑΔΟΝ ΤΕΜΑΧΙΟΥ: 456τμ</p> | <p><b>Εμβαδον τεμαχίου: 456τμ</b></p>                     | <p><b>Επιτρεπόμενα</b><br/>                 120% δηλ. 547,2τμ</p> | <p><b>Προτεινόμενα</b><br/>                 1ος ορόφος: υπερώο εμβαδόν: 131,8τμ , καλυμμένες βεράντες: 28,7τμ<br/>                 2ος ορόφος: υπερώο εμβαδόν: 141,8τμ , καλυμμένες βεράντες: 15,4τμ<br/>                 3ος ορόφος: υπερώο εμβαδόν: 131,5τμ , καλυμμένες βεράντες: 28,7τμ<br/>                 4ος ορόφος: υπερώο εμβαδόν: 141,8τμ , καλυμμένες βεράντες: 15,4τμ<br/> <b>ΣΥΝΟΛΟ: Δομήσιμο εμβαδόν : 546,6τμ δηλ. 119,8%</b></p> |
|  | <p>Συντελεστής Δόμησης:</p>                               | <p>50% δηλ. 228τμ</p>   | <p><b>ΣΥΝΟΛΟ : 172,7τμ 37,8%</b></p>  |
|  | <p>Αριθμός ορόφων:<br/>                 Ανώτατο ύψος:</p> | <p>3όροφο<br/>                 13,5μ</p>                          | <p>4όροφο<br/>                 16,3μ</p>  |
|  |   |   |   |