

## 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

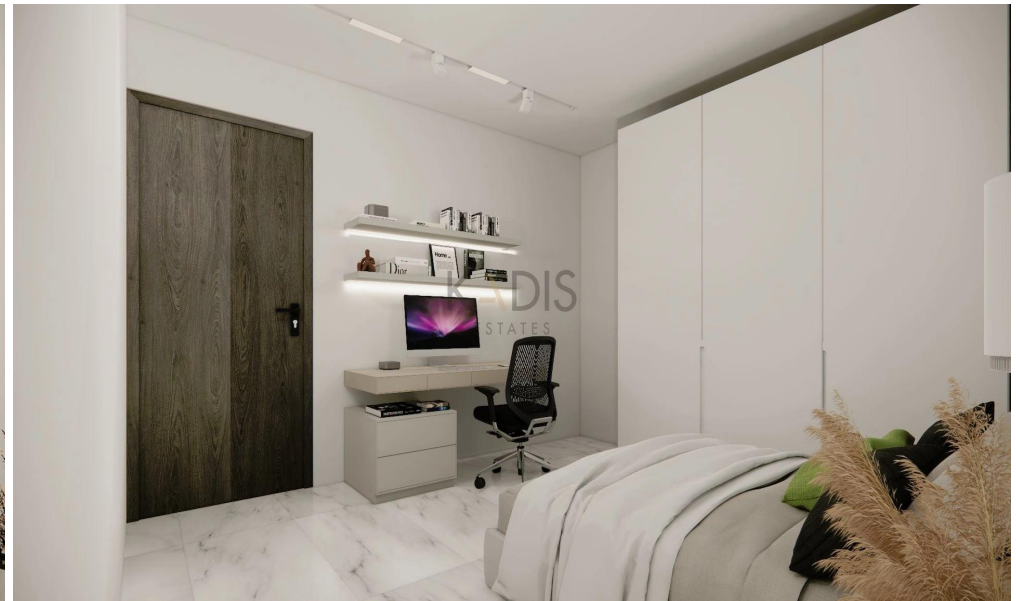
Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

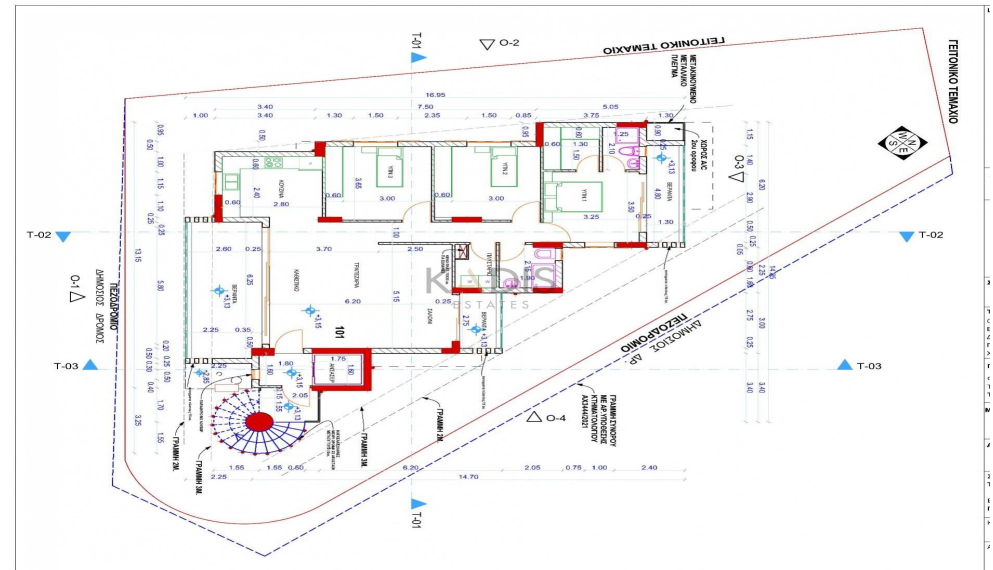
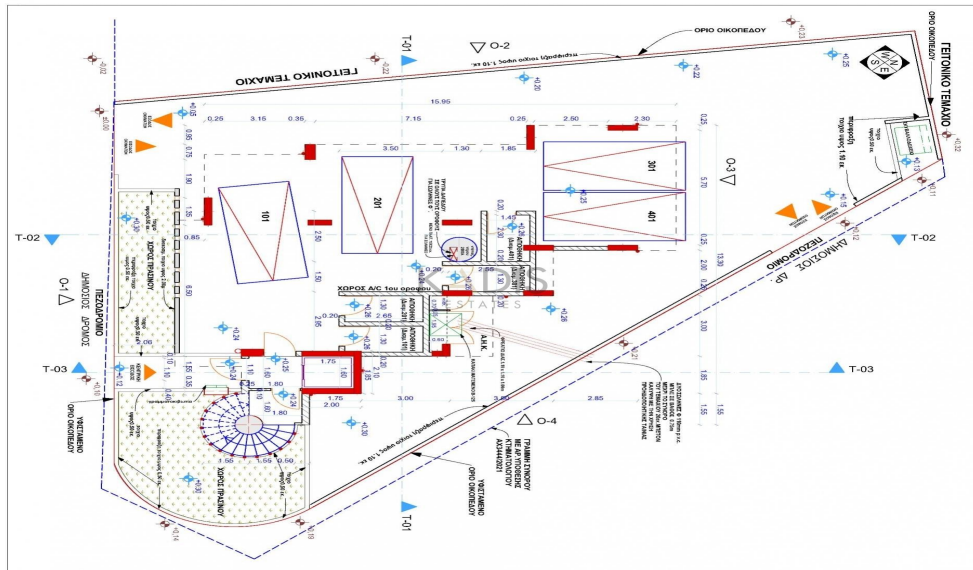
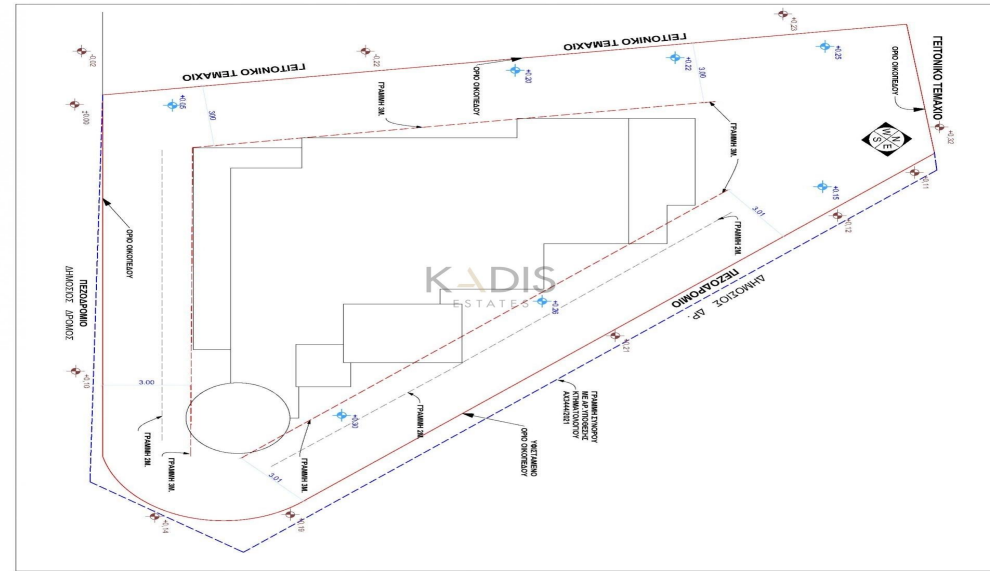
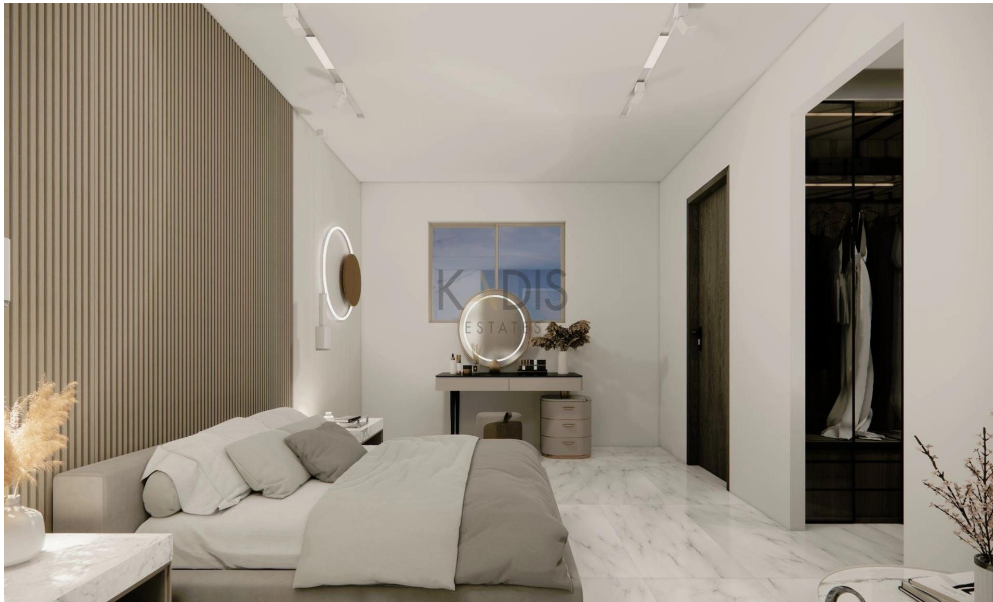
## Price change history

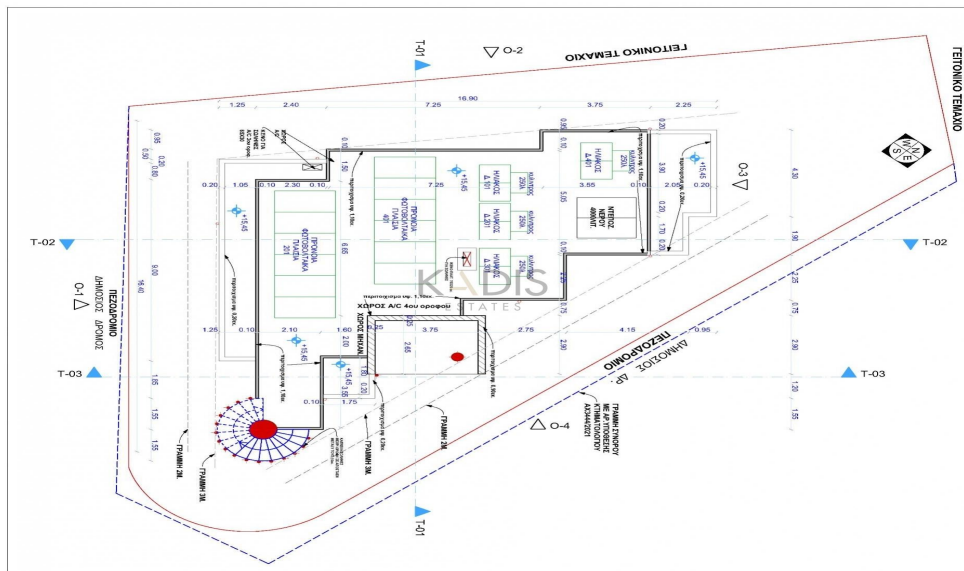
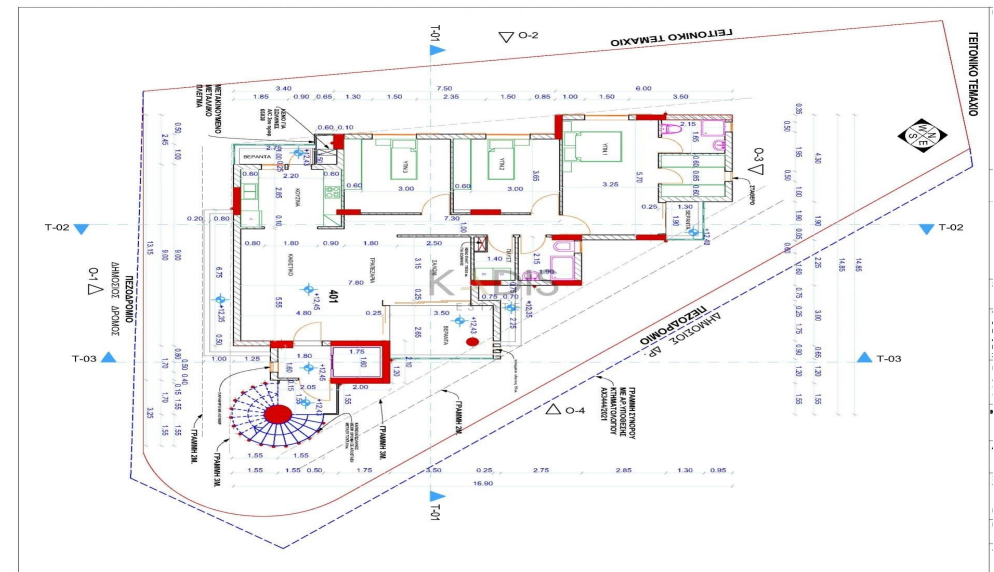
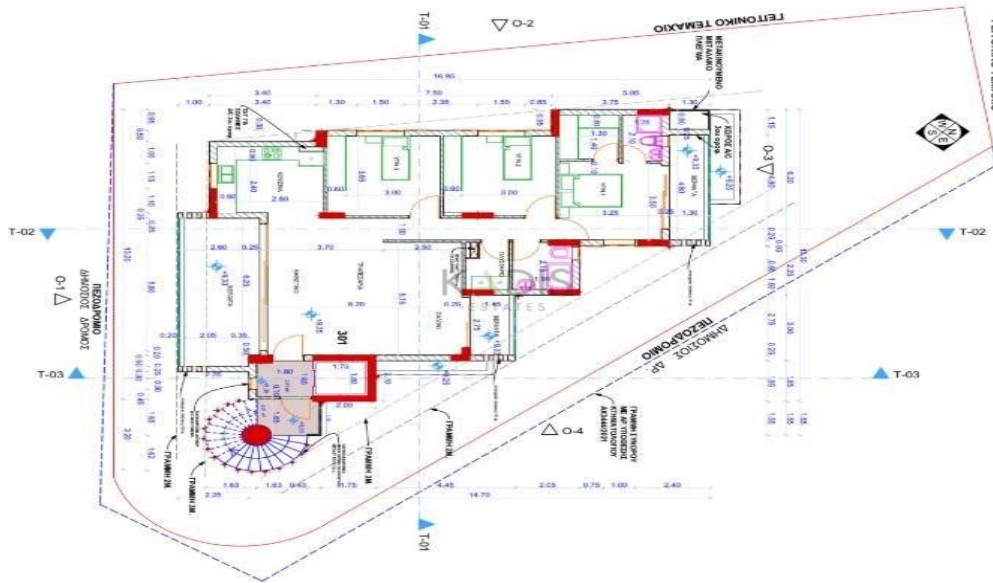
€275 000 on Jan 19, 2024

€260 000 on Jun 4, 2025









<p><b>ΠΟΛΥΤΕΧΝΙΚΑ ΔΕΔΟΜΕΝΑ</b>                  ΖΩΝΗ Κ14                  ΣΥΝΤΕΛ. ΔΟΜΗΣΗΣ: 120%                  ΚΑΛΥΨΗ: 50%                  ΥΨΟΣ: 13,5μ                  ΑΡ. ΟΡΟΦΩΝ: 3                  ΕΜΒΑΔΟΝ ΤΕΜΑΧΙΟΥ: 456τμ</p>	<p><b>Εμβαδον τεμαχίου: 456τμ</b></p>	<p><b>Επιτρεπόμενα</b>                  120% δηλ. 547,2τμ</p>	<p><b>Προτεινόμενα</b>                  1ος ορόφος: υπερώο εμβαδόν: 131,8τμ , καλυμμένες βεράντες: 28,7τμ                  2ος ορόφος: υπερώο εμβαδόν: 141,8τμ , καλυμμένες βεράντες: 15,4τμ                  3ος ορόφος: υπερώο εμβαδόν: 131,5τμ , καλυμμένες βεράντες: 28,7τμ                  4ος ορόφος: υπερώο εμβαδόν: 141,8τμ , καλυμμένες βεράντες: 15,4τμ  <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:                  Ανώτατο ύψος:</p>	<p>3όροφο                  13,5μ</p>	<p>4όροφο                  16,3μ</p>