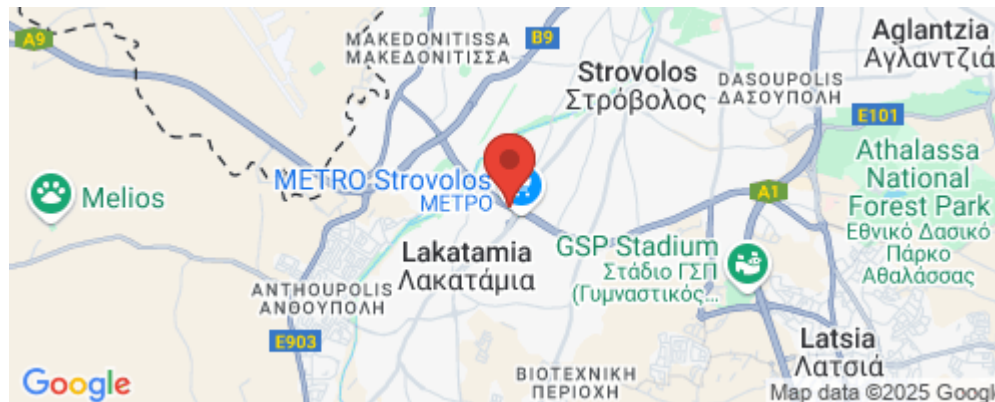


## 2 Bedroom Apartment for Sale in Nicosia District

- ✓ 2 Bed
- ✓ 2 W/C
- ✓ Internal Areas 77m2
- ✓ Covered Verandas 18.6m2
- ✓ Parking
- ✓ Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**77**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**3053**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Elevator

### Location

Region: **Nicosia**  
Coordinates: **35.126521423903 / 33.321920907657**

## Price: €185 000 + VAT

VAT for this property is **€9,250** or **€35,150**. 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>€2 403.00/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

€170 000 on Jan 19, 2024  
 €168 000 on Jan 26, 2024  
 €175 000 on Jun 18, 2024  
 €180 000 on Sep 6, 2024  
 €185 000 on Jan 14, 2025

