

## 2 Bedroom Apartment for Sale in Nicosia District

- ✓2 bed
- ✓2 W/C
- ✓Internal Area 82m<sup>2</sup>
- ✓Covered Veranda 26m<sup>2</sup>
- ✓Covered Parking
- ✓Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

**82**  
**Central Heating, Yes**  
**All rooms, Yes**

Parking

**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms

**3556**  
**Apartment**  
**Brand New**  
**2**

### Amenities

### Location

Region: **Nicosia**  
Coordinates: **35.1185656 / 33.3145382**

## Price: €206 000 + VAT

VAT for this property is **€10,300** or **€39,140**. 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>€2 512.00/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

€257 500 on Jan 19, 2024  
 €197 700 on Jun 12, 2024  
 €200 800 on Nov 16, 2024  
 €206 000 on May 28, 2025

