

## 3 Bedroom Apartment for Sale in Nicosia - City Center

Reference ID: #SA33448 Price details: €3,200,000 + VAT Project offers the opportunity to own an exclusive residence in the most unique and spectacular location in Nicosia. The elegant tower features a luxurious design and 5-star hotel services, creating an environment for top-notch living and relaxation. The beautiful tower has become an icon of Nicosian architecture. Covered area: 277 sq.m. Covered veranda: 35 sq.m. PLUS V.A.T



### Property Info

Covered Area	<b>312</b>
Covered Veranda	<b>36</b>
Floor Number	<b>36</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA33448</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2024</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Nicosia - City Center

Region: **Nicosia**

Coordinates: **35.167544432519 / 33.357049292907**

## Price: €3 200 000 + VAT

VAT for this property is **€392,615** or **€608,000**. 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>€10 256.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 475 000 on Feb 8, 2024  
 €3 200 000 on Jan 11, 2025



