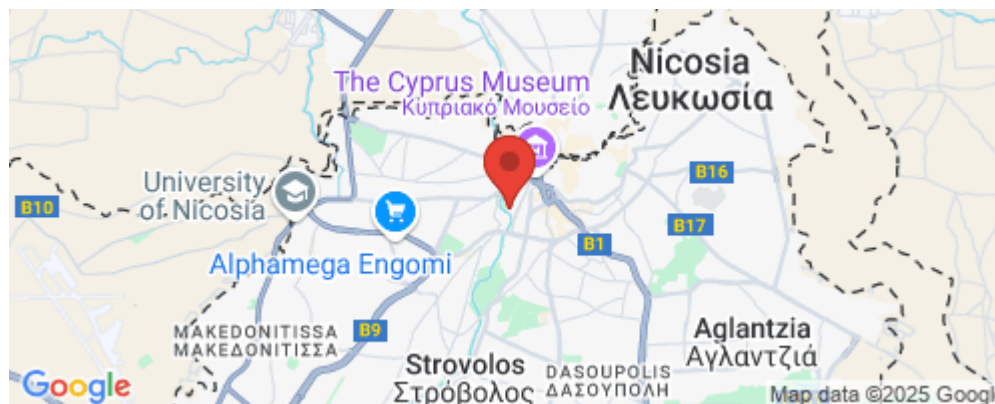


## 2 Bedroom Apartment for Sale in Nicosia - Trypiotis

Luxurious two bedroom apartment overlooking a park in Nicosia City Center.



The apartment will have 93m2 of internal areas plus 22m2 of covered veranda, and it will offer Home Automation System, Garbage Chute with Recycling Facilities, Underfloor Heating Systems with Heat-pump, Technology Dynamic External Facade System, Air-conditioning with Inverter Technology, Photovoltaic Systems, Premium Fittings throughout, Floor-to-Ceiling Windows with Thermal Insulation offering Panoramic Views of the Park and the Capital, and covered parking.

The development will offer cafe/bar, a versatile space transitioning effortlessly from a cozy daytime coffee spot to an elegant evening cocktail...

### Property Info

Covered Area **93**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **51241**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **2**

### Amenities

#### Location

**Location:** Nicosia - Trypiotis  
**Coordinates:** **35.167407945538 / 33.351486289896**

Region: **Nicosia**

## Price: €620 000 + VAT

VAT for this property is **€31,000** or **€117,800**. 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>€6 667.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€620 000 on Feb 8, 2024











