

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedroom
- 3 W/C
- Internal Area 105.15m<sup>2</sup>
- Covered Veranda 18.89m<sup>2</sup>
- Roof Garden 48.37m<sup>2</sup>
- Covered Parking Space
- Storage
- Underfloor Heating
- Energy Efficiency "A"
- Photovoltaic Panels



### Property Info

Covered Area  
Heating  
Air Conditioning

**105**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking      **Covered, Yes**

### Additional info

Reference Number      **4016**  
Property type      **Apartment**  
Condition      **Brand New**  
Bathrooms      **3**

### Amenities

- Storage room

### Location

Region: **Nicosia**  
Coordinates: **35.1742143 / 33.3794717**

## Price: €268 000 + VAT

VAT for this property is **€13,400** or **€50,920**. 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 Price per SQM	<b>None</b> <b>€2 552.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€258 000 on Feb 28, 2024

€268 000 on Nov 5, 2025

