

## 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  
Property type  
Condition  
Bathrooms

**4016**  
**Apartment**  
**Brand New**  
**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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 552.00/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

€258 000 on Feb 28, 2024

€268 000 on Nov 5, 2025

