

3 Bedroom Apartment for Sale in Nicosia District

Key Features:



- 3 Bedrooms: Spacious and elegantly designed for comfort and style.
- 3 W/C: Modern and well-appointed.
- Internal Areas: 124m² of beautifully crafted living space.
- Covered Verandas: 25m², perfect for outdoor relaxation and entertaining.
- Covered Parking: Secure and convenient.
- Energy Efficiency: Rated “A” for optimal energy savings and environmental friendliness.
- Underfloor Heating: Equipped with a state-of-the-art heat pump for consistent warmth.
- Automation Systems: Cutting-edge home automation for enhanced convenience and control.
- Full Installation of A/C Units: Ensuring a c...

Property Info

|                  |                         |
|------------------|-------------------------|
| Covered Area     | 124                     |
| Heating          | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes          |

Plot / Area Info

|         |              |
|---------|--------------|
| Parking | Covered, Yes |
|---------|--------------|

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 4085      |
| Property type    | Apartment |
| Condition        | Brand New |
| Bathrooms        | 3         |

Amenities

Location



- Elevator

Region: **Nicosia**

Coordinates: **35.16004391447 / 33.373413566934**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €410 000 + VAT

VAT for this property is **€20,500** or **€77,900**. 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>€3 306.00/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: +35722344842 |             |            |                          |

## Price change history

€410 000 on Mar 6, 2024







