

## 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: 141m<sup>2</sup> of beautifully crafted living space.
- Covered Verandas: 25m<sup>2</sup>, 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

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

**141**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

Parking **Covered, Yes**

Reference Number **4088**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

### Location

- Elevator

Region: **Nicosia**  
Coordinates: **35.163008568067 / 33.368800167429**

## Price: €465 000 + VAT

VAT for this property is **€23,250** or **€88,350**. 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>€3 298.00/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

€465 000 on Mar 6, 2024







