

## 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>
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## Price change history

€465 000 on Mar 6, 2024





