

## 3 Bedroom Apartment for Sale in Nicosia District

### Key Features:

- 3 Bedrooms: Spacious and elegantly designed for comfort and style.
- 2 W/C: Modern and well-appointed.
- Internal Areas: 141m<sup>2</sup> of beautifully crafted living space.
- Covered Verandas: 27m<sup>2</sup>, perfect for outdoor relaxation and entertaining.
- Uncovered Verandas 7 sqm
- Roof Garden 75sqm
- 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 ...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>141</b>		Reference Number	<b>4090</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>		Condition	<b>Brand New</b>
			Bathrooms	<b>2</b>

Amenities	Location
• Elevator	Region: <b>Nicosia</b> Coordinates: <b>35.162126357173 / 33.370263123665</b>

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>€4 255.00/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>
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## Price change history

€550 000 on Mar 6, 2024

€600 000 on Jul 1, 2024



