

## 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: 141m² 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 Heating Air Conditioning	141 Underfloor Heating, Yes All rooms, Yes	Parking	Covered, Yes	Reference Number Property type Condition Bathrooms	4090 Apartment Brand New 2

Amenities	Location
• Flevator	Region: <b>Nicosia</b>
<ul> <li>Elevator</li> </ul>	Region: Nicosia

Coordinates: **35.162126357173** / **33.370263123665** 



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	Excluded	Title transfer fee	None	Common ovnoncos	None
		Price per SOM	€4 255.00/m <sup>2</sup>	Common expenses	None

## **Representative: Kadis Estates**

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License number	62/E	Legal name	N/A

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## **Price change history**

€550 000 on Mar 6, 2024 €600 000 on Jul 1, 2024

















