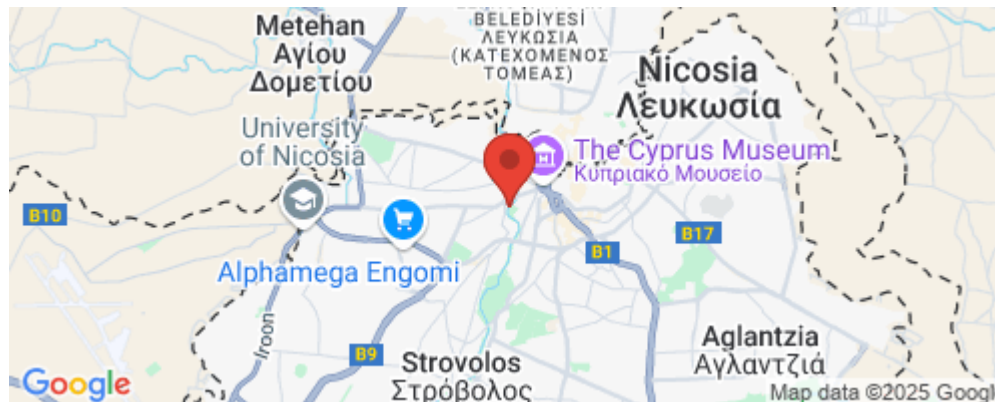


## 2 Bedroom Apartment for Sale in Nicosia - Agios Andreas

Under redevelopment penthouse in Agios Andreas. The property is ideally located in the heart of Nicosia near Pedieos park and Old city walls making it an attractive opportunity with high profitability.



ID: 52240  
Price: 317,500

### Property Info

Covered Area **68**  
Energy Efficiency **N/A**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **No**

### Additional info

Reference Number **52240**  
Property type **Apartment**  
Condition **Under Construction**  
Bathrooms **1**

### Amenities

#### Location

**Location:** Nicosia - Agios Andreas  
**Coordinates:** **35.168647770208 / 33.349926646888**

Region: **Nicosia**

## Price: €317 500 + VAT

VAT for this property is **€15,875** or **€60,325**. 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>€4 669.00/m<sup>2</sup></b> |                 |             |

## Representative: NCH Real Estate

|  |              |            |                               |
|--|--------------|------------|-------------------------------|
| Registration number                      | <b>1146</b>  | Email      | <b>info@nchrealestate.com</b> |
| License number                           | <b>571/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35722424203, +35777770532</b> |              |            |                               |

## Price change history

€317 500 on Apr 19, 2024





