

2 Bedroom Apartment for Sale in Nicosia District

- 2 bedrooms
- 2 W/C
- Internal Area 87m2
- Covered Verandas 26m2
- Covered Parking
- Energy Efficiency "A"
- Close to several amenities



Property Info

Plot / Area Info

| | | | |
|--------------|----|---------|--------------|
| Covered Area | 87 | Parking | Covered, Yes |
|--------------|----|---------|--------------|

Additional info

| | |
|------------------|-----------|
| Reference Number | 5271 |
| Property type | Apartment |
| Condition | Brand New |
| Bathrooms | 2 |

Amenities

- Guest WC

Location

Region: Nicosia
Coordinates: 35.164632015401 / 33.369362350719

Price: €358 130 + VAT

VAT for this property is **€17,907** or **€68,045**. 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 expenses | None |
| | | Price per SQM | €4 116.00/m² | | |

Representative: Kadis Estates

| | | | |
|---------------------|-------------|------------|--------------------------|
| Registration number | 506 | Email | info@kadis.com.cy |
| License number | 62/E | Legal name | N/A |
| Phone: +35722344842 | | | |

Price change history

€358 130 on May 9, 2024



[illegible][illegible][illegible]

Architectural floor plan of a building, likely a residential or institutional structure, showing two main wings and a central staircase area. The plan includes various rooms and their dimensions.

Top Wing (Left):

- Βεράνα (Balcony): $E = 7.52 \text{ TM}$, $A = 17.300$, 1.85
- Κουζίνα (Kitchen): 2.05
- Καθιστικό (Living Room): 3.30
- Εισόδος (Entrance): 4.75
- Εστίαση (Dining Area): $E = 87.48 \text{ TM}$
- Υπνοδωμάτιο 1 (Bedroom 1): 3.60
- Υπνοδωμάτιο 2 (Bedroom 2): 3.60

Top Wing (Right):

- Βεράνα (Balcony): $E = 7.52 \text{ TM}$, $A = 17.300$, 1.85
- Κουζίνα (Kitchen): 2.05
- Καθιστικό (Living Room): 3.30
- Εισόδος (Entrance): 4.75
- Εστίαση (Dining Area): $E = 87.48 \text{ TM}$
- Υπνοδωμάτιο 1 (Bedroom 1): 3.60
- Υπνοδωμάτιο 2 (Bedroom 2): 3.60

Central Area:

- Καθιστικό (Living Room): $E = 32.82 \text{ TM}$, $A = 17.380$
- Εισόδος (Entrance): $\Delta = 50.1$
- Εστίαση (Dining Area): $\Delta = 50.2$
- Κουζίνα (Kitchen): 7.05
- Τραπεζαρία (Dining Area): 7.05
- Καθιστικό (Living Room): 7.05
- Εισόδος (Entrance): 7.05
- Εστίαση (Dining Area): $E = 18.49 \text{ TM}$, $A = 17.300$, 7.05
- Κουζίνα (Kitchen): 7.05
- Τραπεζαρία (Dining Area): 7.05
- Καθιστικό (Living Room): 7.05
- Εισόδος (Entrance): 7.05
- Εστίαση (Dining Area): $E = 18.49 \text{ TM}$, $A = 17.300$, 7.05

Bottom Wing (Left):

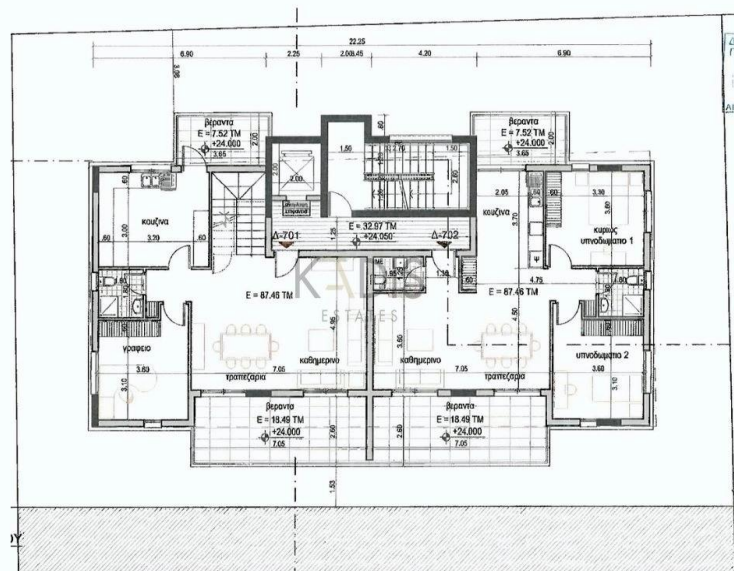
- Βεράνα (Balcony): $E = 18.49 \text{ TM}$, $A = 17.300$, 7.05
- Κουζίνα (Kitchen): 7.05
- Τραπεζαρία (Dining Area): 7.05
- Καθιστικό (Living Room): 7.05
- Εισόδος (Entrance): 7.05
- Εστίαση (Dining Area): $E = 18.49 \text{ TM}$, $A = 17.300$, 7.05
- Κουζίνα (Kitchen): 7.05
- Τραπεζαρία (Dining Area): 7.05
- Καθιστικό (Living Room): 7.05
- Εισόδος (Entrance): 7.05
- Εστίαση (Dining Area): $E = 18.49 \text{ TM}$, $A = 17.300$, 7.05

Bottom Wing (Right):

- Βεράνα (Balcony): $E = 18.49 \text{ TM}$, $A = 17.300$, 7.05
- Κουζίνα (Kitchen): 7.05
- Τραπεζαρία (Dining Area): 7.05
- Καθιστικό (Living Room): 7.05
- Εισόδος (Entrance): 7.05
- Εστίαση (Dining Area): $E = 18.49 \text{ TM}$, $A = 17.300$, 7.05
- Κουζίνα (Kitchen): 7.05
- Τραπεζαρία (Dining Area): 7.05
- Καθιστικό (Living Room): 7.05
- Εισόδος (Entrance): 7.05
- Εστίαση (Dining Area): $E = 18.49 \text{ TM}$, $A = 17.300$, 7.05

The plan also shows a central staircase area with dimensions 1.85 , 1.30 , and 2.00 . The overall dimensions of the building are 1.80 , 2.25 , 2.00 , 4.50 , and 6.90 .

SEVENTH
Floor Plan



EIGHTH
Floor Plan

