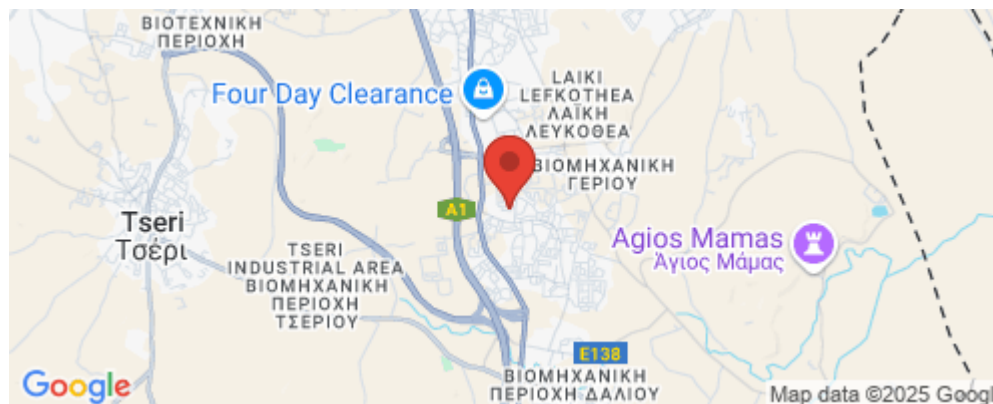


## 2 Bedroom Apartment for Sale in Kalithea, Nicosia District

Luxury two bedroom apartment in Kallithea near Carolina Park, Nicosia – Cyprus. Located in a prime neighborhood with easy access to the highway. The apartment will have provisions for a/c and heating, photovoltaics 2kw, covered parking and storage room.



Price: 160,000 + VAT

Reference: 52407

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>75</b>             |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

Parking **No**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>52407</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

### Location

**Location:** Kalithea

Region: **Nicosia**

Coordinates: **35.074313165188 / 33.386036838274**

## Price: €160 000 + VAT

VAT for this property is **€8,000** or **€30,400**. 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>€2 133.00/m²</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

€165 000 on May 10, 2024

€160 000 on Mar 5, 2025







