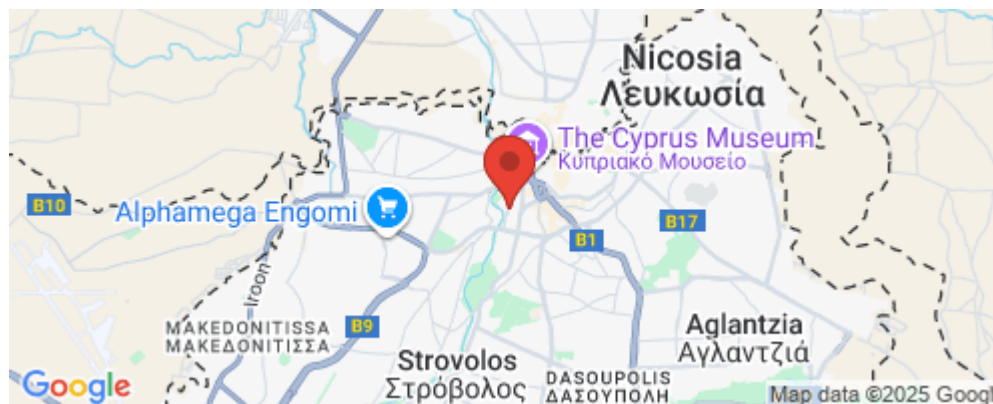


## 2 Bedroom Apartment for Sale in Nicosia District

- 2 bedrooms
- 2 W/C
- Internal Area 109.20m<sup>2</sup>
- Covered Veranda 14m<sup>2</sup>
- Underground Parking
- A/C
- Wifi
- Gym & Sauna
- Close to several amenities
- In the heart of City Center



### Property Info

Covered Area **109**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **5295**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **City view**

### Amenities

- Gym

### Location

Region: **Nicosia**  
Coordinates: **35.166669015056 / 33.352797027843**

## Price: €866 000 + VAT

VAT for this property is **€43,300** or **€164,540**. 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>€7 945.00/m²</b>		

## 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>
Phone: +35722344842			

## Price change history

€820 000 on May 11, 2024  
 €866 000 on Sep 17, 2025

