

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedrooms
- 4 W/C
- Internal Area 147.6m<sup>2</sup>
- Covered Veranda 34.1m<sup>2</sup>
- Underground Parking
- A/C
- Wifi
- Gym & Sauna
- Close to several amenities
- In the heart of City Center



<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>148</b>	Parking	<b>Covered, Yes</b>	Reference Number	<b>5298</b>
Air Conditioning	<b>All rooms, Yes</b>			Property type	<b>Apartment</b>
<b>Amenities</b>					<b>Brand New</b>
• Gym					<b>4</b>
<b>Location</b>					<b>City view</b>
Region: <b>Nicosia</b>					
Coordinates: <b>35.166669015056 / 33.352797027843</b>					

## Price: €1 188 000 + VAT

VAT for this property is **€59,400** or **€225,720**. 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 Price per SQM	<b>None</b> <b>€8 027.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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: <b>+35722344842</b>			

## Price change history

€1 150 000 on May 11, 2024

€1 188 000 on Sep 17, 2025





## HIGH FLOOR 2 BEDROOM APARTMENTS

NET AREA  
COVERED VERANDA  
CORE AREA  
TOTAL COVERED AREA

109.9 SQM  
21.1 SQM  
30.0 SQM  
161.1 SQM

PRIVATE KITCHEN  
A/C  
TV & WIFI

