

## 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



### Property Info

Covered Area **148**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **5298**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **4**  
 View **City view**

### Amenities

- Gym

### Location

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

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 027.00/m<sup>2</sup></b>		

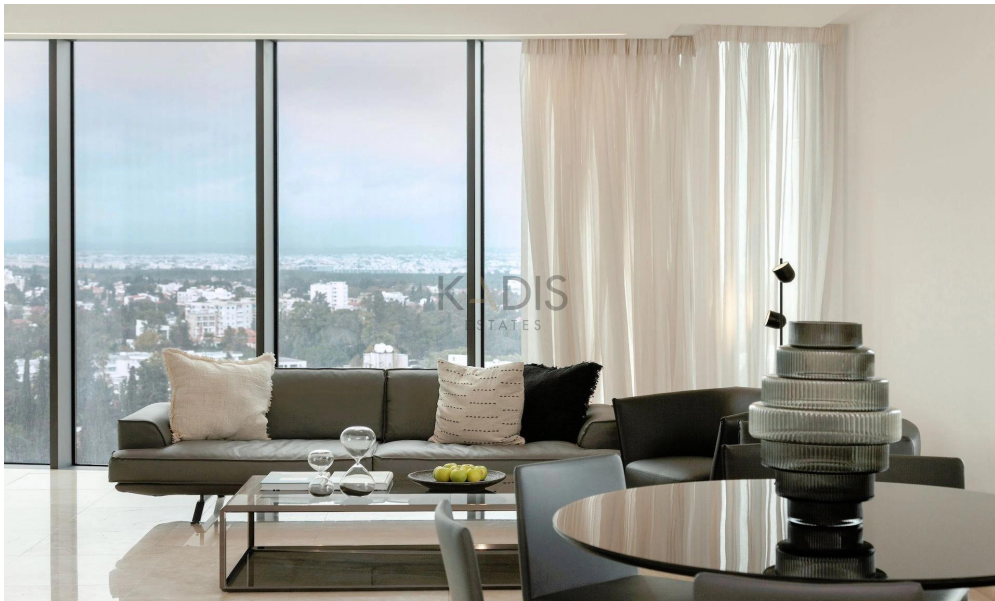
## Representative: Kadis Estates

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: <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	109.9 SQM
COVERED VERANDA	21.1 SQM
CORE AREA	30.0 SQM
TOTAL COVERED AREA	161.1 SQM

PRIVATE KITCHEN  
A/C  
TV & WIFI

