

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedrooms
- 4 W/C
- Internal Area 277.3m<sup>2</sup>
- Covered Veranda 35m<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>277</b>            | Parking                 | <b>Covered, Yes</b> | Reference Number       | <b>5299</b>      |
| Air Conditioning                                      | <b>All rooms, Yes</b> |                         |                     | Property type          | <b>Apartment</b> |
|   |                       |                         |                     | Condition              | <b>Brand New</b> |
| <b>Amenities</b>                                      |                       |                         |                     |                        | <b>4</b>         |
| <b>Location</b>                                       |                       |                         |                     |                        | <b>City view</b> |
| Region: <b>Nicosia</b>                                |                       |                         |                     |                        |                  |
| Coordinates: <b>35.166669015056 / 33.352797027843</b> |                       |                         |                     |                        |                  |

## Price: €3 200 000 + VAT

VAT for this property is **€365,401** or **€608,000**. 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<br>Price per SQM | <b>None</b><br><b>€11 552.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€2 475 000 on May 11, 2024

€3 200 000 on Jan 15, 2025



