

## **3 Bedroom Apartment for Sale in Nicosia District**

Beautiful 3 bedroom 2 bathroom whole floor apartment situated in a quiet residential area off Makariou Avenue, perfectly located within walking distance of Nicosia's Old Town, the city's cultural epicentre, Akadimia Forest and a variety of restaurants, coffeeshops, hotels and banks. This spacious apartment is seated on the whole 4th floor, can be easily converted into a 4 bedroom flat, with 253 sq.m. covered internal area and 60 sq.m. uncovered veranda. Total size of the whole floor apartment is 313 sq.m.

Apartment offers lovely views of the city centre which it faces, in the gated building with contemporary space, characterised by elegant architectural design and a rela...

Property Info	Plot / Area Info	Additional info	
		Reference Number	31725
		Property type	<b>Apartment</b>
Covered Area 253		Condition	<b>Under Construction</b>
		Construction Year	2022
		Bathrooms	2

Amenities

• Storage room

Location

Region: Nicosia



**Price: €775 000 + VAT** 

VAT for this property is **€82,922** or **€147,250**. 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	Excluded	Title transfer fee None	Common ovnoncos None
		Price per SQM €3 063.0	Common expenses None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
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License number	307/E	name	SERVICES LTD

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## **Price change history**

€775 000 on May 22, 2024











