

## 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

Covered Area **253**

### Additional info

Reference Number	<b>31725</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2022</b>
Bathrooms	<b>2</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 063.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€775 000 on May 22, 2024





