

## 2 Bedroom Apartment for Sale in Nicosia District

Beautiful 2 bedroom 2 bathroom 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. It is seated on the 1st floor, with 123 sq.m. covered internal area and 7 sq.m. uncovered veranda.

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 relaxing ambience.

There are more flats available on other floors with 2 and 3 bedrooms. Please, contact for more information.

Delivery expe...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **123**

Reference Number	<b>31716</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: €355 000 + VAT

VAT for this property is **€17,750** or **€67,450**. 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>€2 886.00/m<sup>2</sup></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>

Phone: **+35725310243, +35770000889**

## Price change history

€355 000 on May 22, 2024



