

## 3 Bedroom Apartment for Sale in Nicosia District

Amazing 3 bedroom 2 bathroom whole floor penthouse 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 beautiful penthouse is seated on top 6th floor, and enjoyes exclusive access to a private roof garden of 90 sq.m. on the 7th floor, with amazing view in city center. This property can be easily converted into a 4 bedroom flat, with 245 sq.m. covered internal area. Total size of the whole floor apartment is 335 sq.m.

Property offers lovely views of the city centre which it faces, in the gat...

Property Info	Plot / Area Info	Additional info	
		Reference Number	31728
		Property type	Apartment
Covered Area 245		Condition	<b>Under Construction</b>
		Construction Year	2022
		Bathrooms	2

**Amenities** Location

• Storage room Region: **Nicosia** 



Price: €895 000 + VAT

VAT for this property is **€93,336** or **€170,050**. 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	Nana
		Price per SQM	£3 653.00/m <sup>2</sup>	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**

€895 000 on May 22, 2024

















