

## 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 enjoys 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

Covered Area **245**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>31728</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: €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 | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 653.00/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> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€895 000 on May 22, 2024





