

## 3 Bedroom Apartment for Sale in Nicosia District

Apartment on 16th Floor including:

Lounge Area

Dining Area

Kitchen

Wine Cooler

3 Bedrooms in total, including 1 En- suite Bedroom

3 Bathrooms in total, including 1 guests Bathroom

Covered Verandas

Storage room

Parking Place

Floor Plan:

Internal Covered Area 159 m<sup>2</sup>

Covered Terraces 37 m<sup>2</sup>

Total Covered Area 196 m<sup>2</sup>

Common Areas 36 m<sup>2</sup>

Total Areas 232 m<sup>2</sup>

Summary of Technical Specifications:

Green Technology - Class A Certificate

Thermal curtain wall structure with Triplex glazing

Underfloor Heating

Climate control / Fresh Air and Ventilation system...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**196**  
**Furnished**  
**Yes**  
**Yes**

Pool

**Private, Yes**

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**38958**  
**Apartment**  
**Pre-Owned**  
**2020**  
**2**

## Amenities

- Storage room

## Location

Region: **Nicosia**

**Price: €1 400 000 + VAT**

VAT for this property is **€116,000** or **€266,000**. 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>~€52 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 143.00/m<sup>2</sup></b>		

**Representative: 1st Class Homes**

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**Phone: **+35725310243, +35770000889****Price change history**

€1 400 000 on May 23, 2024







