

## 3 Bedroom Apartment for Sale in Agios Dometios, Nicosia District

A new complex will consists of villas and apartments that cover the high-end and qualitative market needs for larger residential units, in the most prestigious street in the heart of the Nicosia city center.

### Key Features

A Energy Efficiency certificate  
 Photo-voltaic panels for each villa and apartment and communal areas  
 False Ceilings with Dali Lighting installed  
 VRV Air conditioning in all rooms  
 Floor central heating with a heat pump system  
 Own automation system  
 High height ceilings  
 Branded luxury materials for ceramics, sanitary and woodwork  
 Floor to ceiling double glazed thermal windows  
 Internal doors height 2.40m<...

### Property Info

Covered Area	<b>260</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
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### Additional info

Reference Number	<b>44536</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Agios Dometios Region: **Nicosia**

**Price: €970 000 + VAT**

VAT for this property is **€105,954** or **€184,300**. 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>€3 731.00/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**

€930 000 on May 26, 2024

€970 000 on Jan 23, 2025









