

### 3 Bedroom Apartment for Sale in Nicosia District

This stunning Nicosia property combines modern living with top-tier features and energy efficiency. Built with reinforced concrete and anti-earthquake regulations, it includes thermal insulated walls, chic interiors, ceramic and laminate flooring, granite countertops, and premium Italian kitchens. Enjoy underfloor heating, solar water heaters, A/C provisions, double insulation aluminum frames, electric shutters, glass balcony railings, and advanced security systems. With quick access to the city center, this property offers both elegance and exceptional comfort.

Property Info		Plot / Area Info		Additional info	
Covered Area	126	Parking	Covered, Yes	Reference Number	98098
				Property type	Apartment
				Bathrooms	3
Amenities			Location		
• Parking			Region: Nicosia		

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>~€9 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 540.00/m²</b>		

## Representative: La Maison Estates

Registration number	<b>770</b>	Email	<b>info@laison.cy</b>
License number	<b>400/E</b>	Legal name	<b>N/A</b>
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## Price change history

€320 000 on Jun 13, 2024

