

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedrooms
- 4 W/C
- Internal Area 220m<sup>2</sup>
- Covered Verandas 42m<sup>2</sup>
- Uncovered Verandas 100m<sup>2</sup>
- Private Garden 125m<sup>2</sup>
- Swimming Pool
- Covered Parking
- Underfloor Heating
- Maid's Room
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area	<b>220</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6345</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
 Coordinates: **35.180091934975 / 33.350948198706**

## Price: €1 630 000 + VAT

VAT for this property is **€154,109** or **€309,700**. 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>€7 409.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€1 425 000 on Jun 27, 2024

€1 500 000 on Oct 31, 2024

€1 630 000 on Jun 3, 2025

