

## 3 Bedroom Apartment for Sale in Dali, Nicosia District

First floor, 3-bedroom apartment for sale in Dali area, Nicosia. The apartment is close to amenities such as Greek and English Schools, supermarket,  shops and bank. Is just 10km from Nicosia City Centre, 25min drive to Larnaca and 45min drive to Limassol, with very easy access to highway.

Apartment for sale in Nicosia, Dali area. The Apartment consists of 3 bedrooms, open plan kitchen, living room, 1 bath, 1 shower en-suite, 2 wc, covered parking, storage, covered veranda and roof garden.

The apartment has a private roof-gardens with amazing views of the lovely neighborhood one parking bay and a storage room on the ground level.

Extra: Elevator, Storage room, Roof gar...

| Property Info    |                             | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>116</b>                  |                  |                     | Reference Number | <b>18171</b>     |
| Heating          | <b>Central Heating, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |                  |                     | Condition        | <b>Pre-Owned</b> |
|                  |                             |                  |                     | Bathrooms        | <b>1</b>         |

| Amenities  | Location              |                        |
|------------|-----------------------|------------------------|
| • Elevator | <b>Location:</b> Dali | Region: <b>Nicosia</b> |

Coordinates: **35.174265349087 / 33.363804532491**

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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<br>Price per SQM | <b>~€4 400.00</b><br><b>€1 681.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€195 000 on Aug 9, 2024





