


### 3 Bedroom Apartment for Sale in Nicosia District

Unique, Three Bedroom Duplex Apartment for Sale in Agios Antonios Area, Nicosia. The property is ideally situated close to a plethora of amenities and services such as supermarkets, schools, restaurants, shops etc. In addition, it enjoys excellent access to the city center. 

Duplex Apartment for sale in Nicosia, Agios Antonios area. The Apartment is fully furnished and consists of an open plan kitchen, living and dining area, electrical appliances, A/C, three bedrooms, one bath, one shower en-suite, 3wc, covered veranda that has a fire place, and BBQ area, storage room, two covered parking spaces and a maid's room on the ground floor.

Title Deed Available

Extra: Elev...

#### Property Info

Covered Area **193**  
 Covered Veranda **43**  
 Furnishing **Furnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **40403**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **2011**  
 Bathrooms **1**

#### Amenities

- Guest WC

#### Location

Region: **Nicosia**  
 Coordinates: **35.161816016972 / 33.371268441697**

## Price: €590 000 + VAT

VAT for this property is **€47,903** or **€112,100**. 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>~€20 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 057.00/m<sup>2</sup></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>
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## Price change history

€590 000 on Aug 9, 2024













