

## Studio Apartment for Sale in Geri, Nicosia District

1-Bedroom Apartment - Geri, Nicosia X

Located within a peaceful residential neighborhood in Geri, this 1-bedroom apartment offers a modern and energy-efficient living environment, ideal for students, young professionals, or investors. Situated in a contemporary complex just 10 km from Nicosia city center, the residence provides quick access to public and private universities, major shopping malls, and the highway network.

The apartment features a smart open-plan layout with a comfortable living and dining area, a modern kitchen, a well-sized bedroom, and a contemporary bathroom. Designed with functionality and comfort in mind, the property combines urban convenience with a c...

### Property Info

Covered Area	<b>49</b>
Covered Veranda	<b>12</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>232528</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

Amenities	Location	
• Parking	<b>Location:</b> Geri Coordinates: <b>35.112716736967 / 33.427282898848</b>	Region: <b>Nicosia</b>

## Price: €104 500 + VAT

VAT for this property is **€5,225** or **€19,855**. 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 Price per SQM	<b>None</b> <b>€2 133.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€90 000 on Aug 30, 2024

€104 500 on Jul 21, 2025

