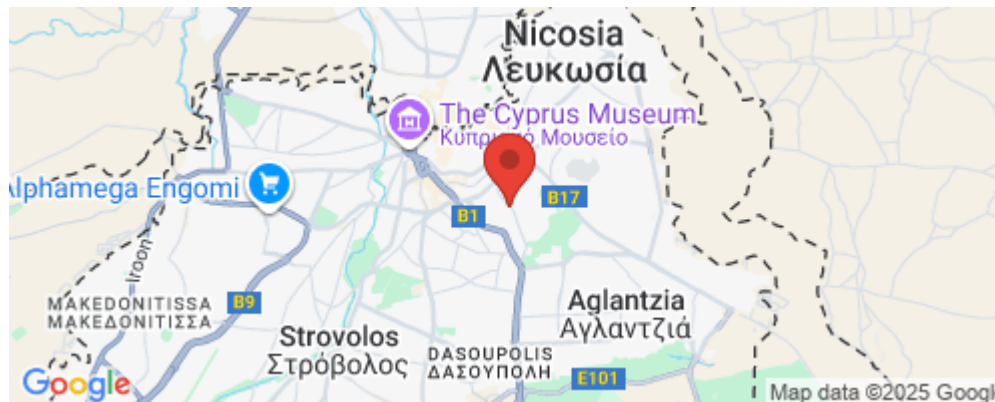


## 3 Bedroom Apartment for Sale in Nicosia

Welcome to our modern 3 Bedroom apartment in Nicosia.

- 2km from city centre
- Use of alternative energy sources
- Energy efficiency rating A

Located in a quiet yet lively neighborhood, our location offers easy access to shopping, public transport and the busy city center of Nicosia. Inside, enjoy a well-equipped kitchen, plenty of closet space and modern finishes for a cozy feel.



### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>133</b> |
| Covered Veranda        | <b>33</b>  |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>232575</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Nicosia  
**Coordinates:** **35.163737145193 / 33.372960262368**

Region: **Nicosia**

## Price: €338 000 + VAT

VAT for this property is **€16,900** or **€64,220**. 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>€2 541.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

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

## Price change history

€338 000 on Sep 3, 2024



