

### 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 **133**  
 Covered Veranda **33**  
 Floor Number **2**  
 Total Number of Floors **4**  
 Energy Efficiency **A**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **232575**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

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

**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**

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**Price change history**

€338 000 on Sep 3, 2024



