

## 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 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



