

## 3 Bedroom Apartment for Sale in Nicosia District

Discover luxury in this exquisite 3-bedroom full-floor penthouse located in one of Nicosia's finest areas. Thoughtfully designed with high-end finishes and premium materials, this residence exudes elegance and sophistication. The open-plan living area seamlessly integrates a sleek, modern kitchen equipped with top-tier appliances, while a cozy fireplace adds warmth and charm to the space.

The penthouse is finished with solid hardwood floors in the bedrooms and elegant imported ceramic tiles throughout. For ultimate comfort, it comes with a VRV air conditioning system and underfloor heating, ensuring a perfect living environment all year round.

The outdoor space is expans...



### Property Info

Covered Area

**233**

### Plot / Area Info

### Additional info

Reference Number

**f12500**

Property type

**Apartment**

Bathrooms

**4**

### Amenities

### Location

Region: **Nicosia**

Coordinates: **35.1615 / 33.3335**

## Price: €635 000 + VAT

VAT for this property is **€63,418** or **€120,650**. 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>~€22 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 725.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
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## Price change history

€635 000 on Sep 12, 2024











