

### 3 Bedroom Apartment for Sale in Nicosia - Pallouriotissa

Under construction beautiful three bedroom duplex in Palouriotissa, Nicosia-Cyprus.



The project is situated on a prime plot in Pallouriotissa, within the Municipality of Nicosia, offering unobstructed views of the Nicosia walls. The area is considered highly desirable, with unique views and easy access to the city center.

The duplex will have 148m<sup>2</sup> of internal area plus 40m<sup>2</sup> of covered veranda. The ground floor consists of an open plan living room with kitchen and a covered veranda. The upper floor comes with three bedrooms (the main with en-suite bathroom and walk in closet), guest WC an extra small kitchenette with laundry space. There are provisions for A/C split units a...

#### Property Info

Covered Area **148**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **53705**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Nicosia - Pallouriotissa  
 Coordinates: **35.177633016042 / 33.380165963717**

Region: **Nicosia**

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 264.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

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## Price change history

€400 000 on Sep 14, 2024

€335 000 on Nov 2, 2024



