

## 3 Bedroom Apartment for Sale in Nicosia District

- ✓ 3 Bed
- ✓ 2 W/C
- ✓ Internal Areas 124m<sup>2</sup>
- ✓ Covered Verandas 31m<sup>2</sup>
- ✓ Covered Parking
- ✓ Energy Efficiency "A"



### Key Features:

- 3 Bedrooms: Spacious and elegantly designed for comfort and style.
- 3 W/C: Modern and well-appointed.
- Internal Areas: 124m<sup>2</sup> of beautifully crafted living space.
- Covered Verandas: 31m<sup>2</sup>, perfect for outdoor relaxation and entertaining.
- Covered Parking: Secure and convenient.
- Energy Efficiency: Rated "A" for optimal energy savings and environmental friendliness.
- Underfloor Heating: Equipped with a state-of-the-art ...

### Property Info

Covered Area  
Heating  
Air Conditioning

**124**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking      **Covered, Yes**

### Additional info

Reference Number      **8056**  
Property type      **Apartment**  
Condition      **Brand New**  
Bathrooms      **3**

### Amenities

• Elevator

### Location

Region: **Nicosia**  
Coordinates: **35.16004391447 / 33.373413566934**

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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 Price per SQM	<b>None</b> <b>€3 387.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€420 000 on Oct 8, 2024



