

## 3 Bedroom Apartment for Sale in Nicosia District

Luxury project in the heart of Nicosia. Within walking distance of all amenities, the business district, key government buildings, and many attractions, it stands as a true landmark, defining the city's skyline

### Key Features

Natural stone in the living room, kitchen, master bathroom, and powder room

Engineered wood flooring in the bedrooms

Ceramic tiles in the bathrooms

Imported high-spec sanitaryware, bath accessories, kitchens, and millwork

Underfloor heating with heat pumps and VRV / VRF

Floor-to-ceiling windows

Smart home features

Free membership to the world class facilities of the 5-star hotel including two outdoor ...

### Property Info

Covered Area	<b>272</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
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### Additional info

Reference Number	<b>54843</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

Region: **Nicosia**

## Price: €2 920 100 + VAT

VAT for this property is **€329,370** or **€554,819**. 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>€10 736.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€2 920 100 on Nov 8, 2024





