

## 2 Bedroom Apartment for Sale in Nicosia District

- 2 Bedroom
- 2 WC
- Internal Covered Area 83m2
- Covered Veranda 18m2
- En Suite Bathroom
- Guest WC
- Covered Parking
- Storage
- Energy Efficiency "A"



| Property Info  |                       | Plot / Area Info |                     | Additional info  |                  |
|--|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area   | <b>83</b>             | Parking          | <b>Covered, Yes</b> | Reference Number | <b>6235</b>      |
| Air Conditioning   | <b>All rooms, Yes</b> |                  |                     | Property type    | <b>Apartment</b> |
| <b>Amenities</b>   |                       |                  |                     |                  | Condition        |
| <ul style="list-style-type: none"><li>• Guest WC</li></ul> |                       |                  |                     |                  | <b>Brand New</b> |
| <b>Location</b>  |                       |                  |                     |                  | Bathrooms        |
| Region: <b>Nicosia</b>                                     |                       |                  |                     |                  | <b>2</b>         |
| Coordinates: <b>35.1185656 / 33.3145382</b>                |                       |                  |                     |                  |                  |

## Price: €183 000 + VAT

VAT for this property is **€9,150** or **€34,770**. 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<br>Price per SQM | <b>None</b><br><b>€2 205.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€178 000 on Nov 29, 2024

€180 000 on Jan 22, 2025

€183 000 on Oct 1, 2025

