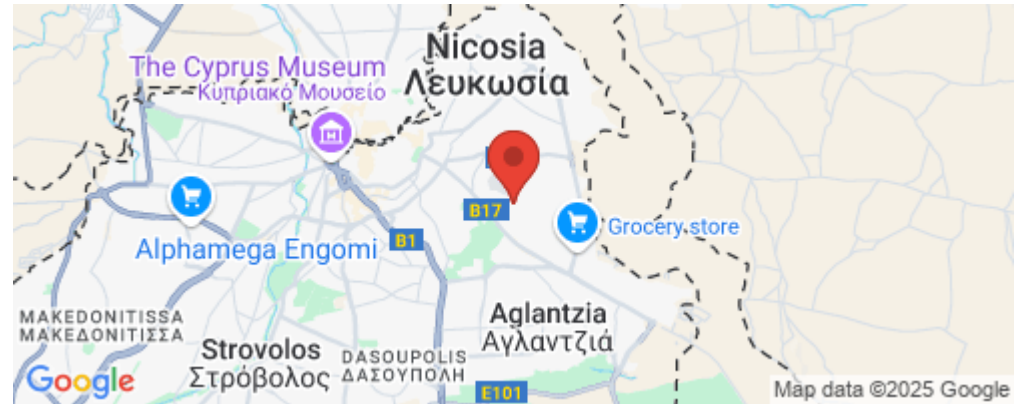


## 2 Bedroom Apartment for Sale in Nicosia District

Project in Pallouriotissa, close to Satiriko, off Larnacos Avenue.



The project consists of 11 apartments (1 and 2 bedrooms) and has 4 floors.

Extra quiet and privacy due to the fact that the building is located at the end of the street near the river.

Energy efficiency A !

Features:

- A/c, Provision
- Electric Heating
- Photovoltaic panels, provision
- Covered parking
- Storage
- Solar water heater
- Water pressure system

Subject to VAT.

### Property Info

Apr 3, 2025

### Plot / Area Info

1/5

### Additional info

<https://index.cy/sale/5331969>

Covered Area  
Heating  
Air Conditioning

**76**  
**Central Heating, Yes**  
**All rooms, Yes**

Parking

**Covered, Yes**

Reference Number **60159**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

## Amenities

- Balcony

## Location

Region: **Nicosia**  
Coordinates: **35.1659444 / 33.3870556**

## Price: €180 000 + VAT

VAT for this property is **€9,000** or **€34,200**. 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>€2 368.00/m<sup>2</sup></b>		

## Representative: MPA Property

Registration number	<b>665</b>	Email	<b>sales@mpaproperty.com</b>
License number	<b>417/E</b>	Legal name	<b>MPA Property Promoters &amp; Consultants Ltd</b>
Phone: <b>+35722270717, +35796900717</b>			

## Price change history

€180 000 on Dec 10, 2024



