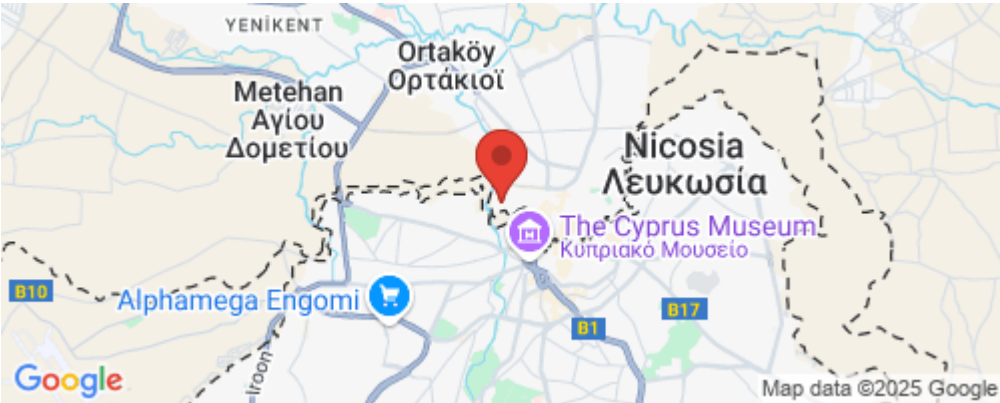


4 Bedroom Apartment for Sale in Nicosia District

- 4 bedrooms
- 5 W/C
- Internal Area 300m2
- Covered Verandas 90m2
- Uncovered Verandas 15m2
- Covered Parking
- Underfloor Heating
- Maid’s Room
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



Property Info

|                  |                         |
|------------------|-------------------------|
| Covered Area     | 300                     |
| Heating          | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes          |

Plot / Area Info

|         |              |
|---------|--------------|
| Parking | Covered, Yes |
|---------|--------------|

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 9464      |
| Property type    | Apartment |
| Condition        | Brand New |

Amenities

- Guest WC

Location

Region: **Nicosia**  
Coordinates: **35.180091934975 / 33.350948198706**

**Price: €1 880 000 + VAT**

VAT for this property is **€225,600** or **€357,200**. 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>€6 267.00/m<sup>2</sup></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: +35722344842 |             |            |                          |

**Price change history**

€1 820 000 on Jan 9, 2025

€1 880 000 on Jun 3, 2025





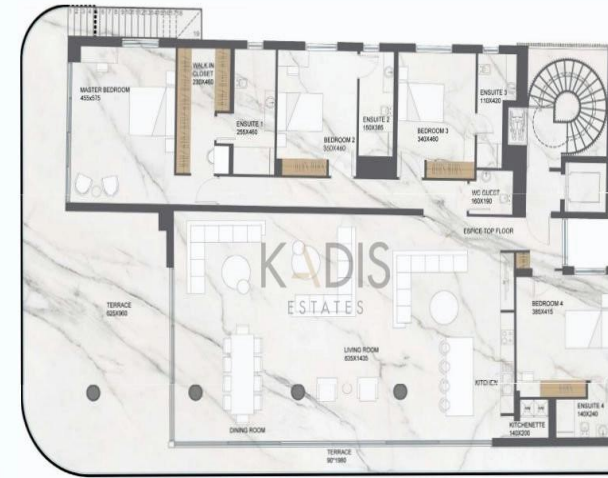
## 1st-3rd Floor Apartments

- 300m<sup>2</sup> Covered areas
- 90m<sup>2</sup> Covered terraces
- 15m<sup>2</sup> Uncovered terraces
- 20m<sup>2</sup> Maid's room
- 20m<sup>2</sup> Storage room
- 2 Allocated parking spaces



## Top Floor Apartment with roof garden

- 300m<sup>2</sup> Covered areas
- 90m<sup>2</sup> Covered terraces
- 10m<sup>2</sup> Uncovered terraces
- 23m<sup>2</sup> Maid's room
- 20m<sup>2</sup> Storage room
- 2 Allocated parking spaces



## Roof Garden

- 150m<sup>2</sup> Roof garden area
- 25m<sup>2</sup> Swimming pool

