

## 4 Bedroom Apartment for Sale in Nicosia District

- 4 bedrooms
- 5 W/C
- Internal Area 300m<sup>2</sup>
- Covered Verandas 90m<sup>2</sup>
- Uncovered Verandas 15m<sup>2</sup>
- 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: <b>+35722344842</b>			

## 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