

## 4 Bedroom Apartment for Sale in Nicosia District

- 4 bedrooms
- 5 W/C
- Internal Area 240m2
- Covered Verandas 60m2
- Covered Parking
- Underfloor Heating
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**240**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **9465**  
Property type **Apartment**  
Condition **Brand New**

### Amenities

- Guest WC

### Location

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

**Price: €1 520 000 + VAT**

VAT for this property is **€155,800** or **€288,800**. 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>€6 333.00/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>
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**Price change history**

€1 450 000 on Jan 9, 2025

€1 520 000 on Jun 3, 2025



Ground Floor Apartment

- 220m<sup>2</sup> Covered area
- 42m<sup>2</sup> Covered terraces
- 100m<sup>2</sup> Uncovered terraces
- 125m<sup>2</sup> Private garden
- 40m<sup>2</sup> Swimming pool
- 67m<sup>2</sup> Basement
- Storage room
- Maid's room
- 2 Allocated parking spaces



