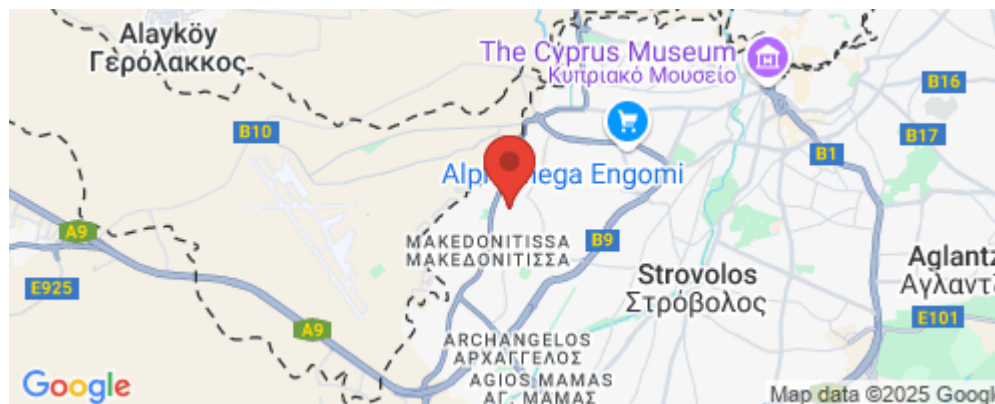


## 2 Bedroom Apartment for Sale in Nicosia District

Luxury two bedroom apartment for sale in Makedonitissa, Nicosia - Cyprus. Located in a nice quite area near schools and amenities. The apartment has an internal area of 78m<sup>2</sup> plus 24m<sup>2</sup> covered veranda. It comes with A/C installation, Italian designed kitchens, underfloor central heating with heat pump technology, sound and thermal insulation, and solar photovoltaic system. In addition, the apartment is equipped with different luxurious utilities, being close to various amenities and facilities. It also a parking space and storage room.



Price: 275.000 + VAT

REference: 49105

Property Info		Plot / Area Info		Additional info	
Covered Area	78			Reference Number	49105
Floor Number				Property type	Apartment
Furnishing	Unfurnished	Parking	No	Condition	Under Construction
Energy Efficiency	A			Bathrooms	2
Heating	Yes				
Air Conditioning	All rooms, Yes				

### Amenities

### Location

Region: **Nicosia**

Coordinates: **35.154730320058 / 33.311428985248**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>€3 526.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€269 000 on Sep 21, 2023

€275 000 on Apr 27, 2024

