

## 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

Covered Area	<b>78</b>
Floor Number	
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **No**

### Additional info

Reference Number	<b>49105</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### 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>
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## Price change history

€269 000 on Sep 21, 2023

€275 000 on Apr 27, 2024

