

## 2 Bedroom Apartment for Sale in Nicosia District

The project is situated in a quiet area, yet close to all amenities, supermarkets, restaurants, coffee shops, and parks. Key Features

Elevator until roof garden  
Roof Garden  
Thermal insulating panels  
Double-glazed windows  
CCTV  
Intercom  
Storage room  
Disabled Access  
Cul-de-sac  
Flooring / Wall tiles according to buyers choice  
Wardrobes and kitchen cupboards according to buyers choice

### AVAILABILITY

Apartment 2nd floor

Internal area 108,4 sq.m.  
Covered verandas 21,4 sq.m.  
Roof garden 50,4 sq.m.

Completion date: June 2025

### Property Info

### Plot / Area Info

Covered Area **130**

### Additional info

Reference Number	<b>55796</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

- Roof Garden

**Location**

Region: **Nicosia**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€2 462.00/m²</b>		

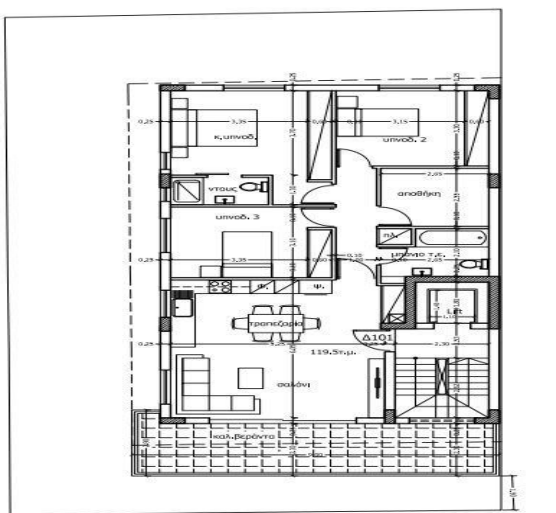
## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

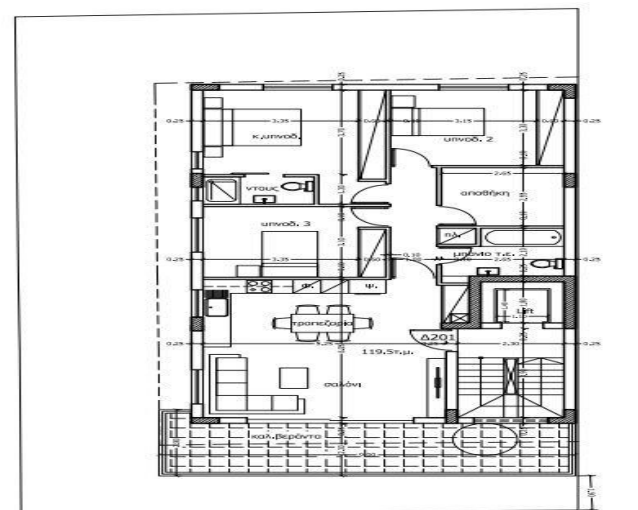
## Price change history

€320 000 on Jan 14, 2025





Κάτοψη 1ου Ορόφου



Κάτοψη 2ου Ορόφου