

## 2 Bedroom Apartment for Sale in Nicosia District

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

Nearly Zero Energy Building  
Video/call entrance system for controlled access  
Photovoltaic systems for each apartment & common areas  
Fire-security door (1 hour fire resistance)  
Security surveillance cameras  
Alarm System  
Roof garden with provision for WC  
Certified Sound & Thermal Insulation  
Motion detector lights at the parking and entrance areas  
Thermal panels with double glazed windows  
Solar water heater  
Water pressure system

### AVAILABILITY

Apartment 3rd floor<...

### Property Info

### Plot / Area Info

Covered Area **101**

### Amenities

- Roof Garden

### Location

Region: **Nicosia**

### Additional info

Reference Number	<b>55805</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>€3 465.00/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>
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## Price change history

€350 000 on Jan 16, 2025



