

## 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

Location

1/4

• Roof Garden Region: **Nicosia** 

**Additional info** 

Reference Number 55805

Property type **Apartment** 

Condition Under Construction

Construction Year 2026

Bathrooms 2

**Amenities** 



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	Excluded	Title transfer fee N	one Common evnences	Nana
		Price per SQM €	3 168.00/m <sup>2</sup> Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
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License number	307/E	name	SERVICES LTD

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## **Price change history**

€350 000 on Jan 16, 2025 €320 000 on Oct 3, 2025













