

### 3 Bedroom Apartment for Sale in Nicosia District

Elegant project is located in City Center, Nicosia.  
 13-story building consists of shops and 11 apartments.

#### Key Features

- Italian kitchen, supplied by Cuccina & Cuccina
- Italian wardrobes, supplied by Cuccina & Cuccina
- Bathroom furniture, supplied by Cuccina & Cuccina
- Internal doors of Italian origin
- Countertops will be made of first-quality technogranit
- Underfloor heating
- Air conditioning VRV system
- Electric shutters in all bedrooms
- Alarm system
- Electrical installation control system with automation
- Fire protection system
- Decorative false ceiling with integrated lighting throughout the a...

#### Property Info

Covered Area **184**  
 Heating **Yes**  
 Air Conditioning **Yes**

#### Plot / Area Info

#### Additional info

Reference Number **56692**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

Region: **Nicosia**

**Price: €620 000 + VAT**

VAT for this property is **€47,039** or **€117,800**. 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>€3 370.00/m<sup>2</sup></b> |                 |             |

**Representative: 1st Class Homes**

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

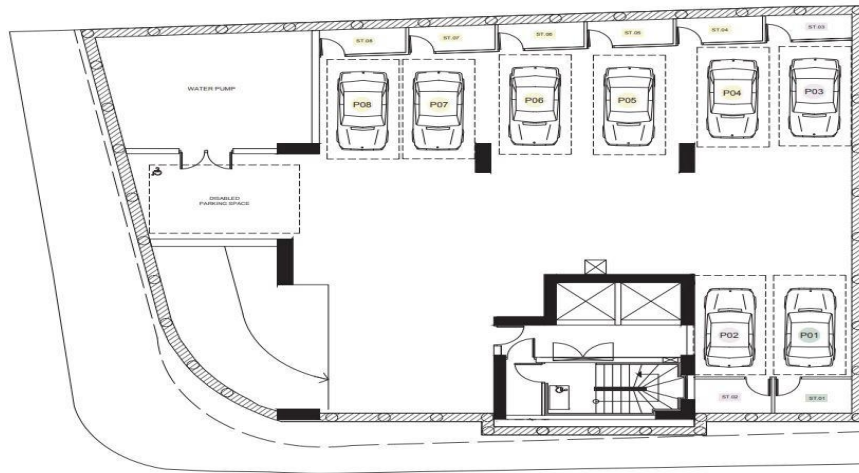
Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**Phone: **+35725310243, +35770000889****Price change history**

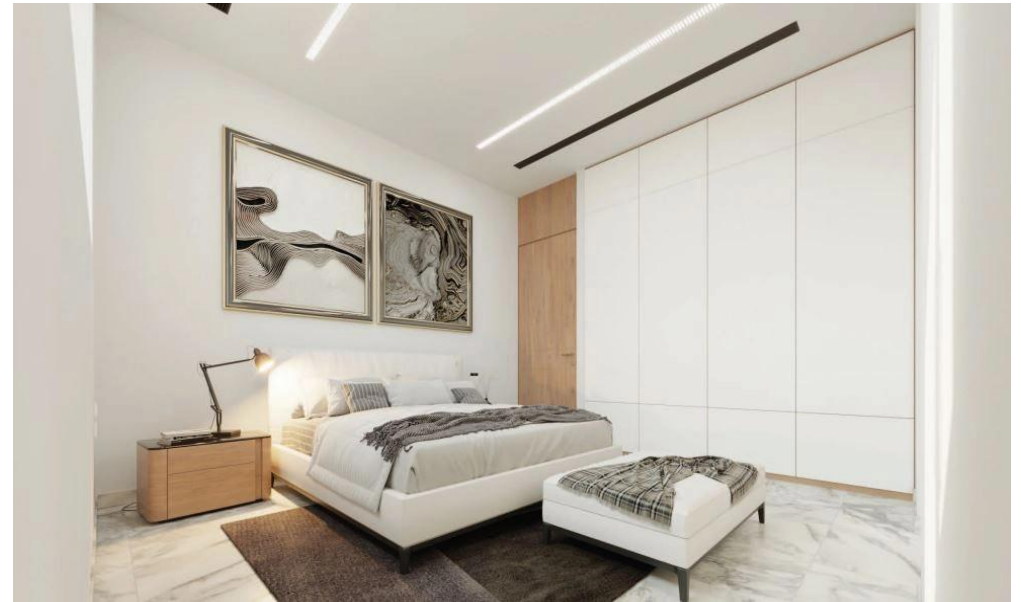
€620 000 on Feb 27, 2025

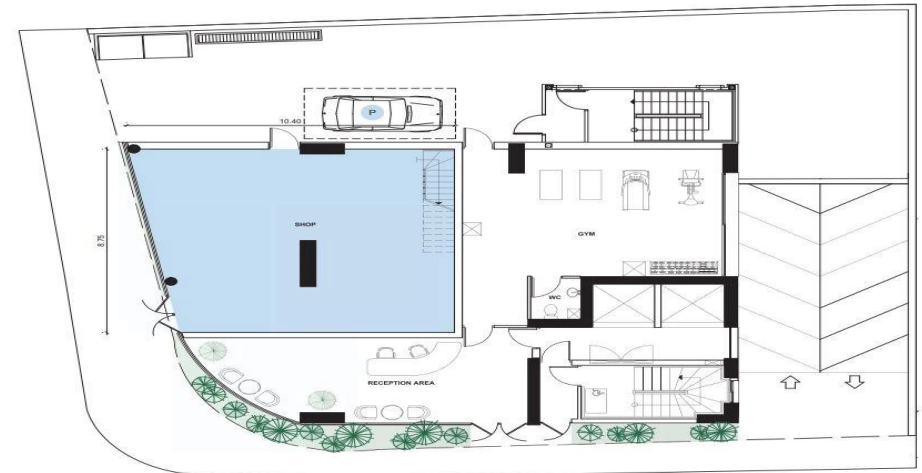




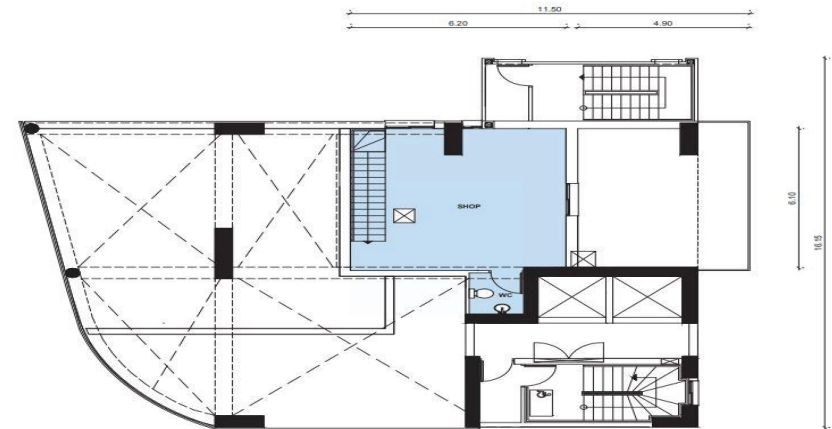


-2 BASEMENT PLAN  
SCALE 1:100



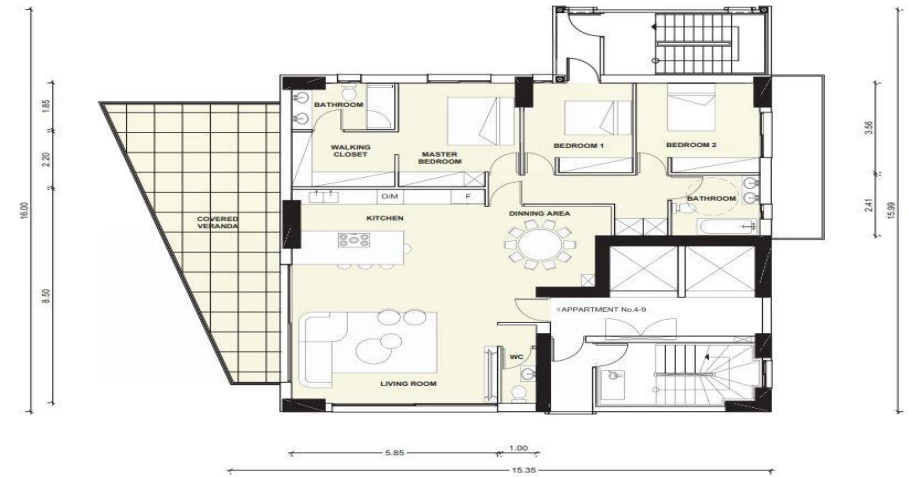


GROUND FLOOR PLAN  
SCALE 1:100



MIDDLE FLOOR PLAN  
SCALE 1:100





4th-9th FLOOR PLAN  
SCALE 1:100