

### 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 **56693**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

Region: **Nicosia**

## Price: €750 000 + VAT

VAT for this property is **€56,902** or **€142,500**. 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>€4 076.00/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**

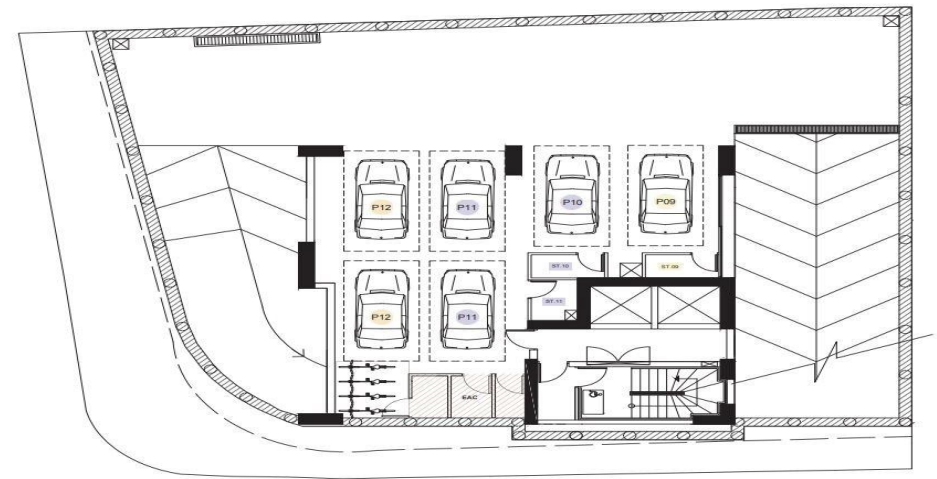
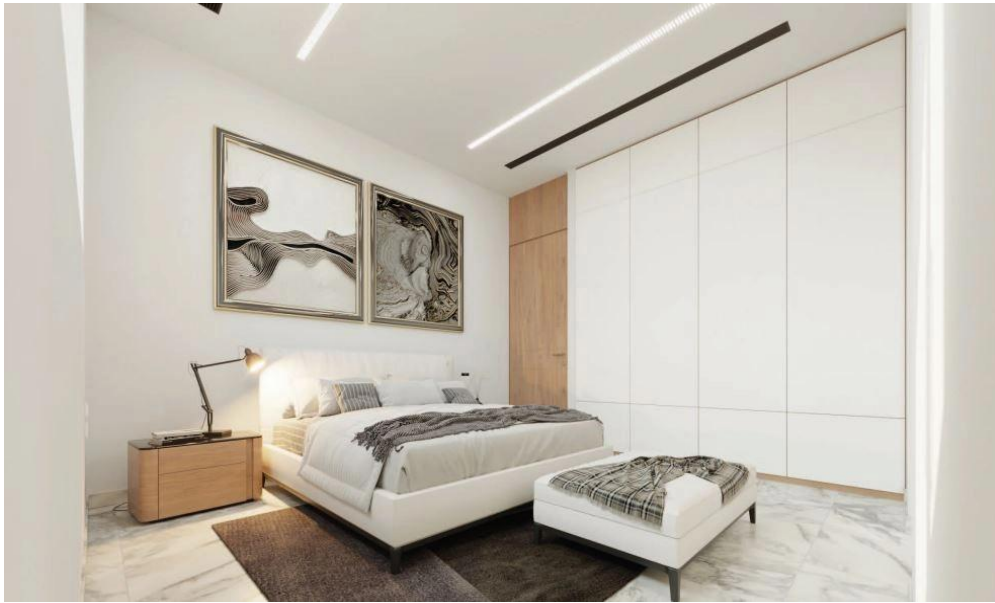
Phone: **+35725310243, +35770000889**

## Price change history

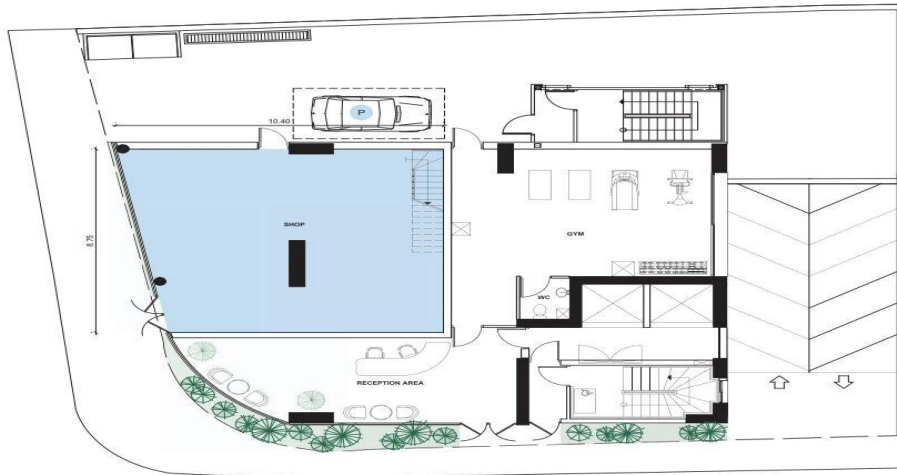
€750 000 on Feb 27, 2025



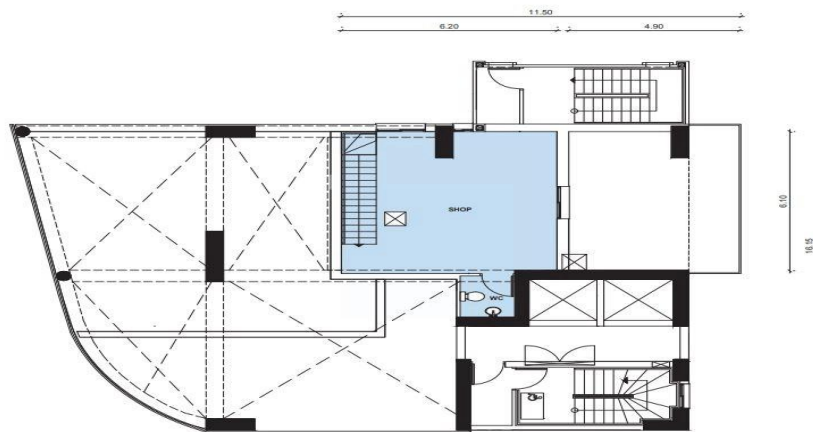




-1 BASEMENT PLAN  
SCALE 1:100



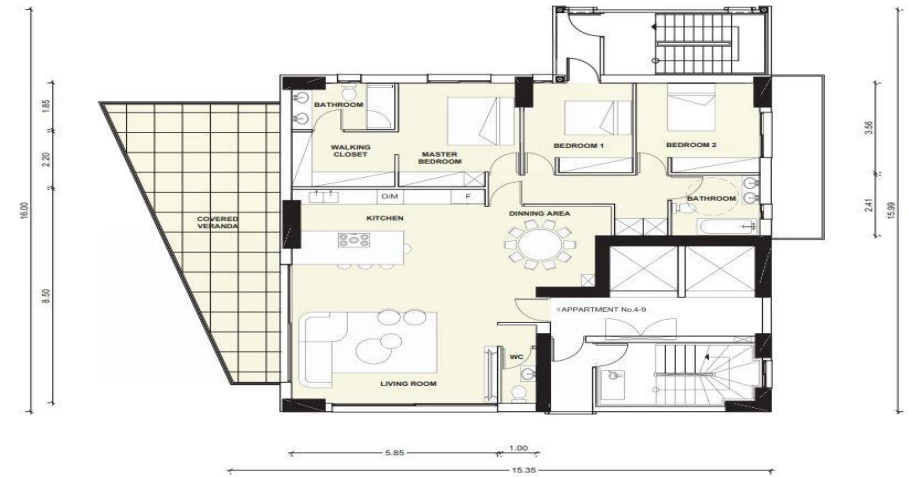
GROUND FLOOR PLAN  
SCALE 1:100



MIDDLE FLOOR PLAN  
SCALE 1:100







4th-9th FLOOR PLAN  
SCALE 1:100