

## 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

### Amenities

- Storage room

### Additional info

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

### 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

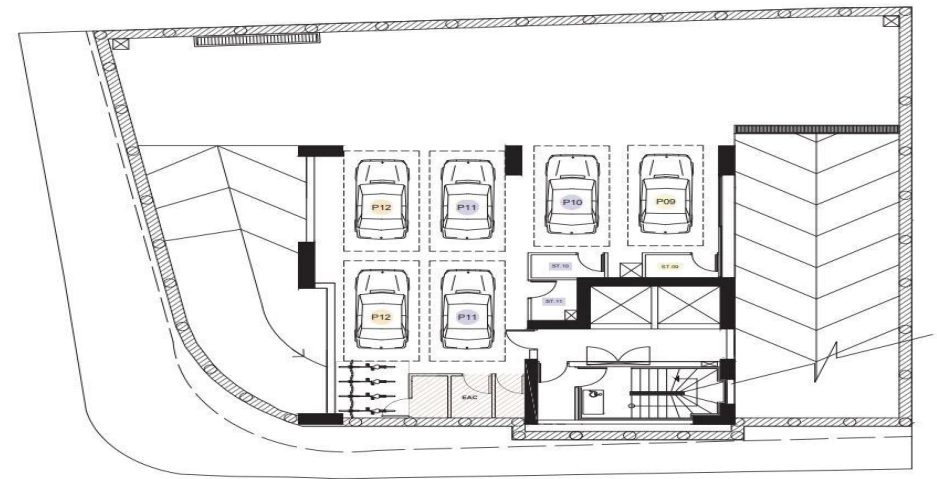
**367/E**

Legal name

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

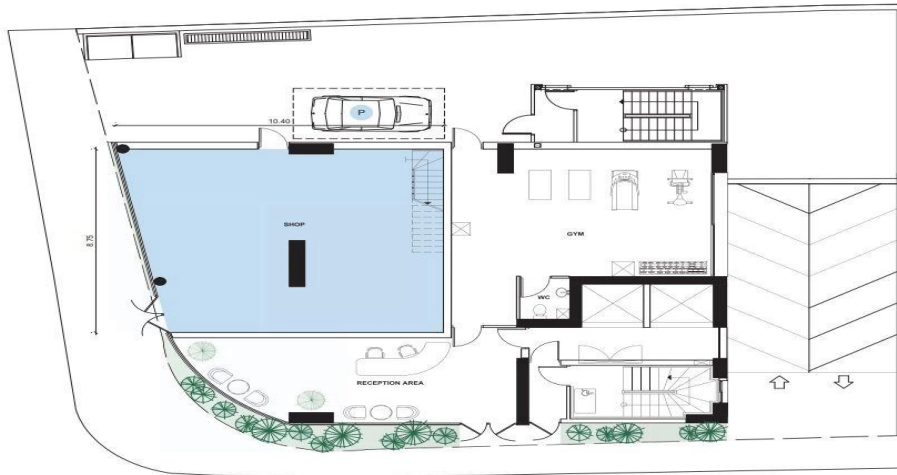
€750 000 on Feb 27, 2025



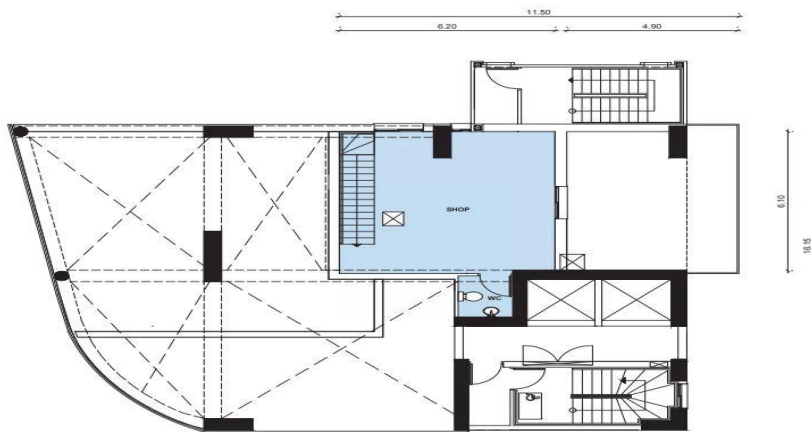


-1 BASEMENT PLAN  
SCALE 1:100



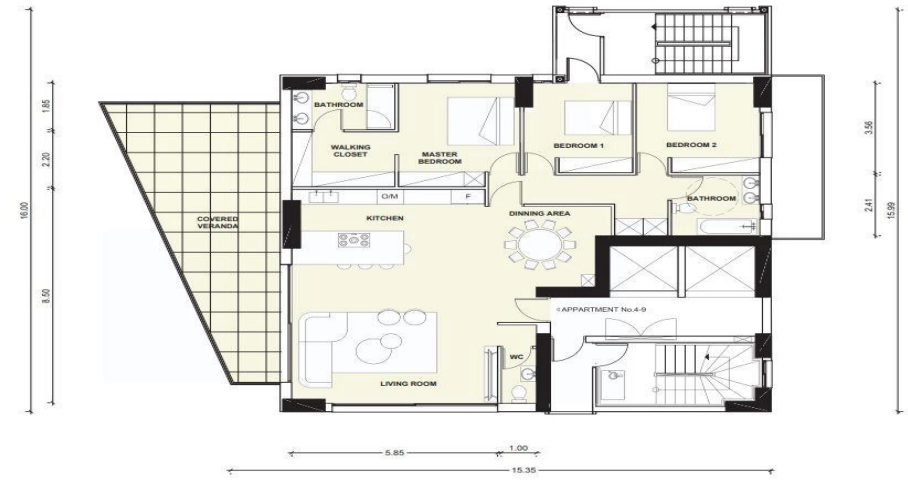


GROUND FLOOR PLAN  
SCALE 1:100



MIDDLE FLOOR PLAN  
SCALE 1:100





4th-9th FLOOR PLAN  
SCALE 1:100