

## 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 **56694**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **2**

### Location

Region: **Nicosia**

## Price: €890 000 + VAT

VAT for this property is **€67,524** or **€169,100**. 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.

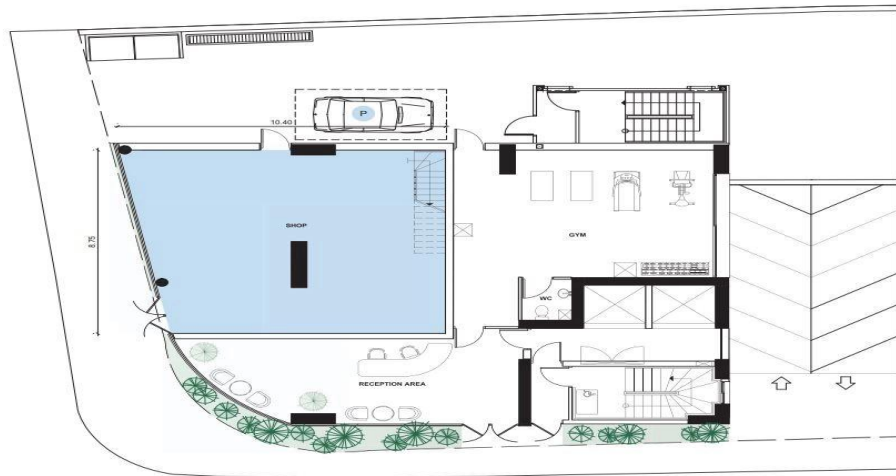
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 837.00/m²</b>		

## 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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

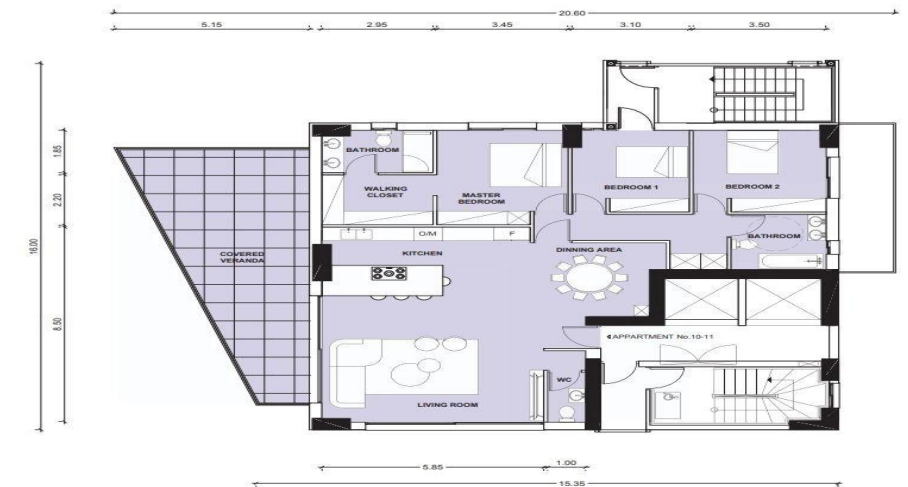
€890 000 on Feb 27, 2025



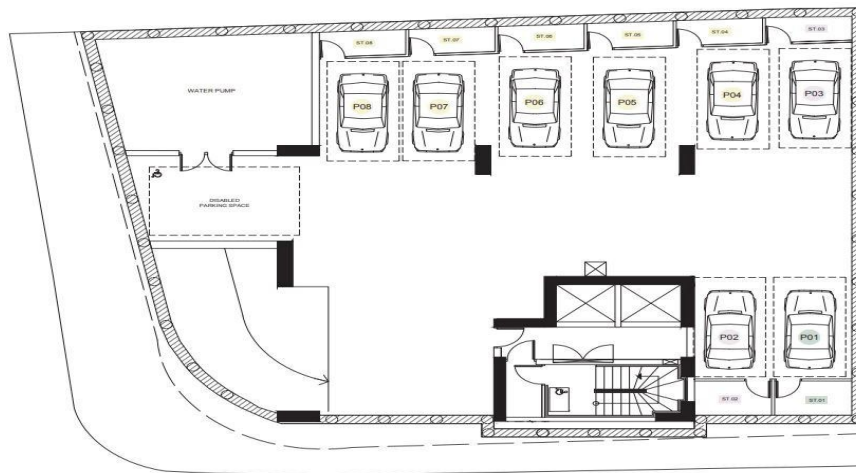
GROUND FLOOR PLAN  
SCALE 1:100



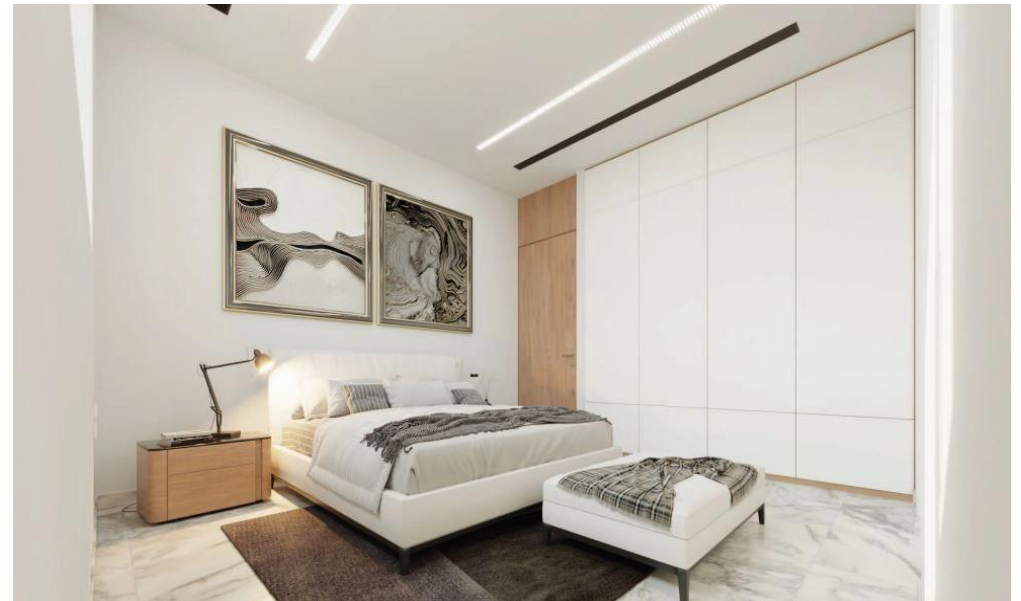




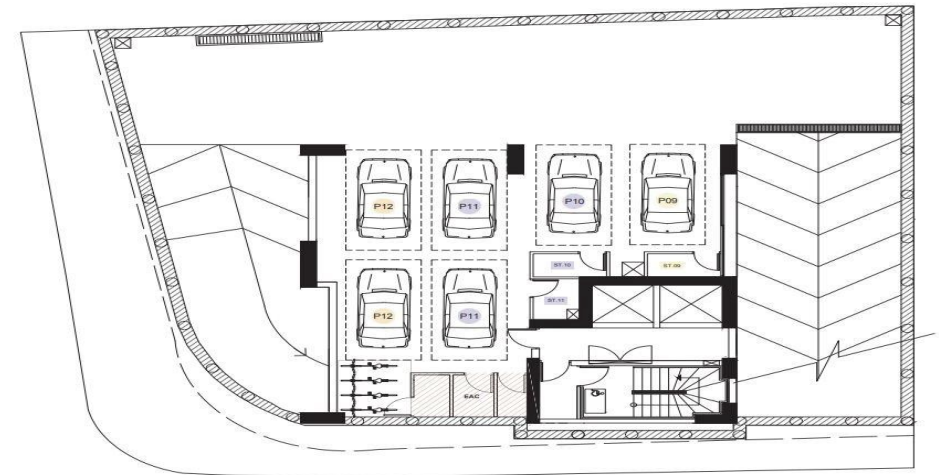
10th-11th FLOOR PLAN  
SCALE 1:100



-2 BASEMENT PLAN  
SCALE 1:100







-1 BASEMENT PLAN  
SCALE 1:100