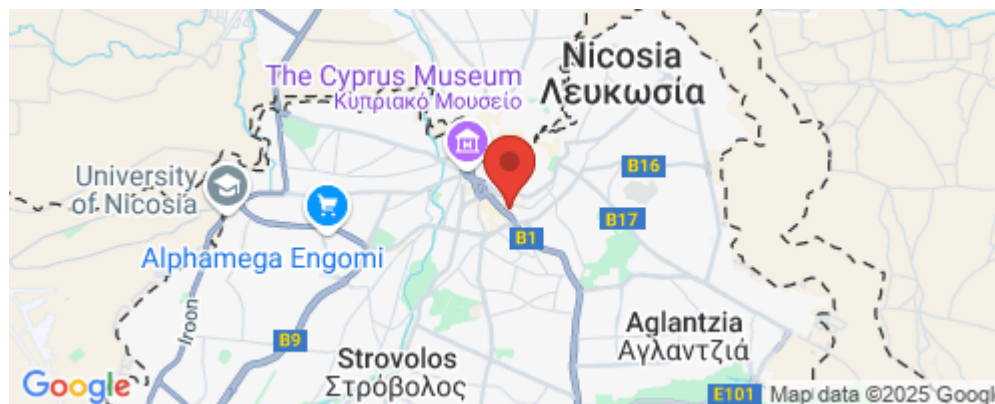


## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 147m<sup>2</sup>
- Covered Verandas 37m<sup>2</sup>
- Covered Parking
- Underfloor Heating
- A/C
- Storage
- Gym
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**147**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

### Amenities

- Gym

### Location

Region: **Nicosia**  
Coordinates: **35.166645598993 / 33.363191801127**

### Additional info

Reference Number **10579**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**

## Price: €540 000 + VAT

VAT for this property is **€27,000** or **€102,600**. 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>€3 673.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€540 000 on Feb 27, 2025

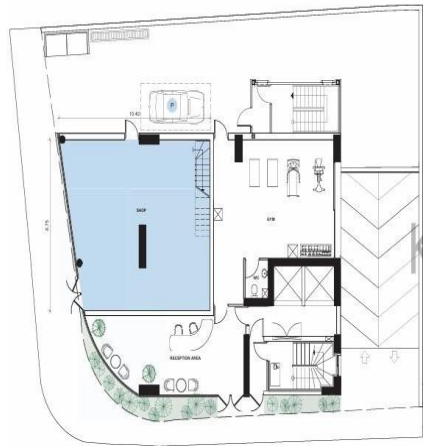




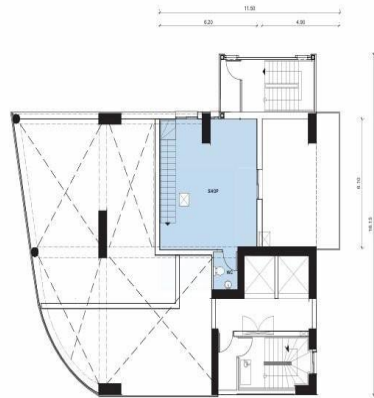








GROUND FLOOR PLAN  
SCALE 1:100



MIDDLE FLOOR PLAN  
SCALE 1:100



1st FLOOR PLAN  
SCALE 1:100



2nd-3rd FLOOR PLAN  
SCALE 1:100



4th-9th FLOOR PLAN  
SCALE 1:100



10th-11th FLOOR PLAN  
SCALE 1:100



12th FLOOR PLAN  
SCALE 1:100



13th FLOOR PLAN  
SCALE 1:100