

## 2 Bedroom Apartment for Sale in Nicosia District

- 2 bedrooms
- 2 W/C
- Internal Area 91m<sup>2</sup>
- Covered Verandas 20m<sup>2</sup>
- Covered Parking
- Underfloor Heating
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**91**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **10770**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Storage room

### Location

Region: **Nicosia**  
Coordinates: **35.162649096334 / 33.379855878054**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>€2 912.00/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

€265 000 on Mar 8, 2025





**TYPICAL FLOOR**  
NOT TO SCALE