

## 3 Bedroom Apartment for Sale in Nicosia - Kaimakli

This property is a spacious apartment situated on the 5th floor of a mixed-use building in the vibrant neighborhood of Kaimakil, Nicosia. The apartment features a bright and open-plan living and dining area, a well-designed kitchen with a dedicated dining space, three comfortable bedrooms, a modern bathroom, and three balconies that offer ample outdoor space and natural light. The asset is located approximately 430m southwest from "Bata" roundabout and approximately 845m northeast from Panagia Evagelistrias church and is situated on Pouliou Kapota avenue. The property falls within Zone Eβ2, with a building coefficient of 180%, coverage of 50%, and permission for 8 floors ...

### Property Info

Covered Area **114**  
Floor Number **5**  
Furnishing **Unfurnished**

### Plot / Area Info

### Additional info

Reference Number **52481**  
Property type **Apartment**  
Bathrooms **1**

### Amenities

### Location

**Location:** Nicosia - Kaimakli Region: **Nicosia**

## Price: €110 000 + VAT

VAT for this property is **€5,500** or **€20,900**. 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>~€1 900.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€965.00/m<sup>2</sup></b>		

## Representative: G&P Lazarou Estate Agents

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## Price change history

€110 000 on Mar 16, 2025















