

## 3 Bedroom Apartment for Sale in Dali, Nicosia District

Modern 3-bedroom apartment for sale in Kallithea, 10 minutes from UCY, 15 minutes from Nicosia city center, 20 minutes from Larnaca and 35 minutes from Limassol. This ground floor apartment offers a comfortable living space. Featuring a bright open-plan layout, a covered veranda, and quality finishes. Great opportunity for a stylish and convenient home!

### Property Info

Covered Area	<b>95</b>
Covered Veranda	<b>21</b>
Total Number of Floors	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>52488</b>
Property type	<b>Apartment</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Dali Region: **Nicosia**

## Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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>~€5 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 421.00/m²</b>		

## Representative: G&P Lazarou Estate Agents

Registration number	<b>701</b>	Email	<b>info@gp Lazarou.com</b>
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## Price change history

€230 000 on Mar 16, 2025



















