

## 3 Bedroom Apartment for Sale in Nicosia - Pallouriotissa

3-Bedroom Apartment – Spacious Living for Families & Professionals

The 3-bedroom residences are ideal for families or those who need more space without compromising on modern design and comfort.

Layout & Interiors

Living & Dining Area: The open-plan layout offers a bright, airy atmosphere with direct access to a large covered veranda. This multifunctional space is perfect for gatherings, family meals, or quiet evenings at home.

Kitchen: Contemporary and functional, the kitchen is equipped with generous storage and workspace, ideal for family cooking or entertaining.

Master Suite: The master bedroom is a private retreat with its own en-suite show...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>159</b> |
| Covered Veranda        | <b>30</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>235942</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

- Parking

### Location

**Location:** Nicosia - Pallouriotissa Region: **Nicosia**

## Price: €253 000 + VAT

VAT for this property is **€14,655** or **€48,070**. 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>€1 591.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€253 000 on Mar 19, 2025

