

## 3 Bedroom Apartment for Sale in Nicosia District

- 3+1 bedrooms
- 4 W/C
- Internal Area 150m<sup>2</sup>
- Covered Verandas 34.96m<sup>2</sup>
- Internal Garden Area 12.8m<sup>2</sup>
- External Garden 8.4m<sup>2</sup>
- 2 Parking Spaces
- A/C
- Underfloor Heating
- Office/Maid's Room
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**150**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking      **Covered, Yes**

### Additional info

Reference Number      **11090**  
Property type      **Apartment**  
Condition      **Brand New**  
Bathrooms      **4**

### Amenities

• Elevator

### Location

Region: **Nicosia**  
Coordinates: **35.1722334664 / 33.363447656609**

## Price: €735 000 + VAT

VAT for this property is **€36,750** or **€139,650**. 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 Price per SQM	<b>None</b> <b>€4 900.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€630 000 on Mar 25, 2025

€735 000 on Nov 6, 2025





