

## 3 Bedroom Apartment for Sale in Nicosia District

- 3+1 bedrooms
- 4 W/C
- Internal Area 150m2
- Covered Verandas 34.96m2
- Internal Garden Area 12.8m2
- External Garden 8.4m2
- 2 Parking Spaces
- A/C
- Underfloor Heating
- Office/Maid's Room
- Energy Efficiency "A"



### Property Info

Covered Area **150**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 900.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

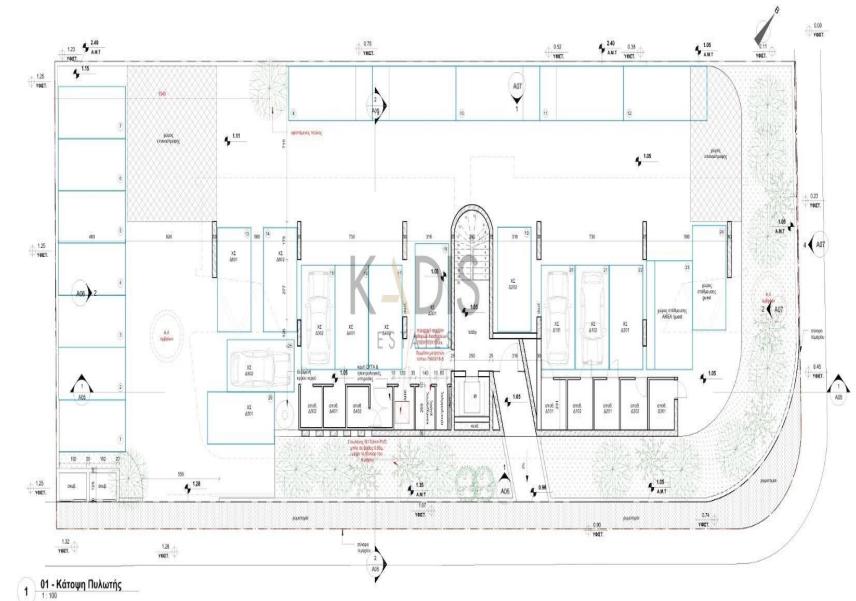
Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

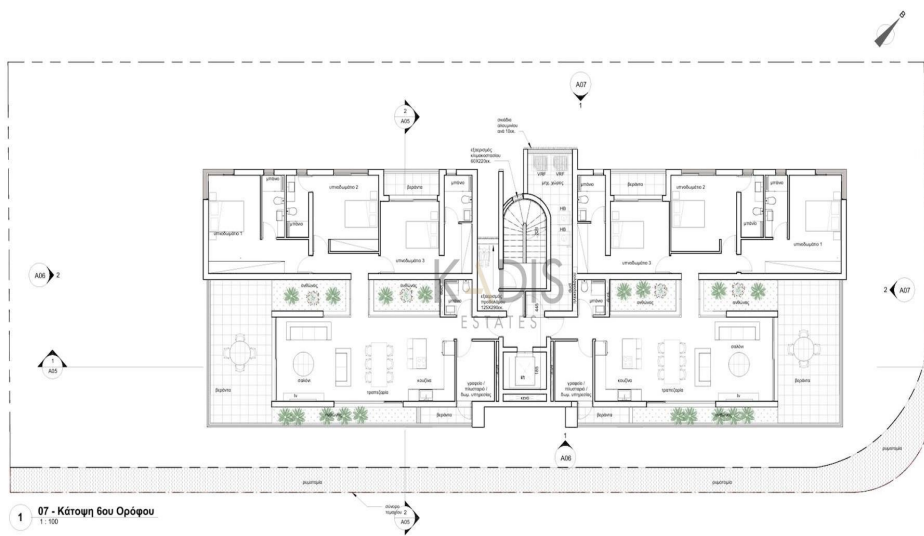
## Price change history

€630 000 on Mar 25, 2025

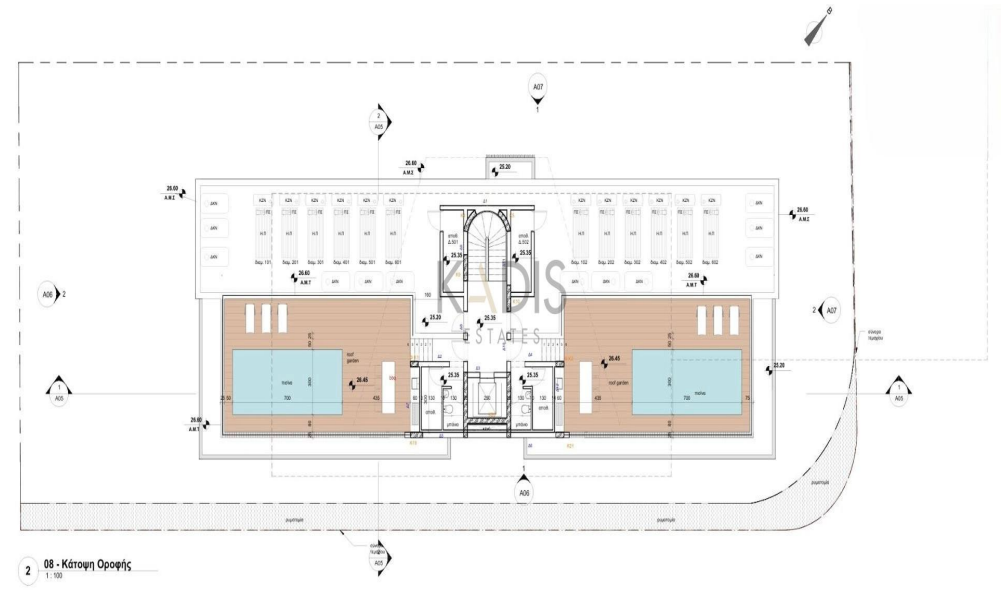
€735 000 on Nov 6, 2025







1 07 - Κάτωψη βου Ορόφου  
1:100



2 08 - Κάτωψη Οροφής  
1:100