

## 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>
- Roof Garden 85.4m<sup>2</sup>
- Swimming Pool
- 2 Parking Spaces
- A/C
- Underfloor Heating
- Office/Maid's Room
- Energy Efficiency "A"



### Property Info

Covered Area	<b>150</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>11092</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- BBQ zone

### Location

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

**Price: €900 000 + VAT**

VAT for this property is **€45,000** or **€171,000**. 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>€6 000.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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**Price change history**

€900 000 on Mar 25, 2025







