

## 2 Bedroom Apartment for Sale in Nicosia - Pallouriotissa

Under-construction 2-bedroom apartment for sale in Pallouriotissa, Nicosia.

Located in a prime area of Pallouriotissa, this under-construction 2-bedroom apartment offers modern living in a convenient location. Close to The Mall of Cyprus and to all amenities, it provides easy access to shopping, dining, and services. Designed with high-quality finishes, an open-plan layout, and spacious interiors, this apartment is ideal for comfortable city living or investment. Don't miss the opportunity to own a brand-new home in one of Nicosia's most sought-after areas!

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>8</b>              |
| Covered Veranda        | <b>32</b>             |
| Floor Number           | <b>5</b>              |
| Total Number of Floors | <b>5</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

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

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>52683</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2028</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Parking

### Location

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

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>€33 125.00/m<sup>2</sup></b> |                 |             |

## Representative: G&P Lazarou Estate Agents

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>701</b>   | Email      | <b>info@gpazarou.com</b>                 |
| License number                           | <b>442/E</b> | Legal name | <b>G&amp;P Lazarou Estate Agents Ltd</b> |
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## Price change history

€265 000 on Mar 25, 2025







