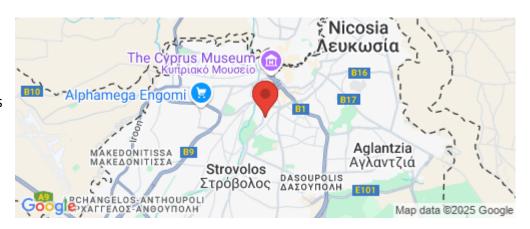


## **3 Bedroom Apartment for Sale in Nicosia District**

This spacious three-bedroom apartment offers the perfect blend of luxury and comfort, making it ideal as a primary home or a rental investment. It features high-end finishes and includes two underground parking spaces, an underfloor heating system, a VRV air conditioning system, a storage room, and an energy-efficient design with separate solar panels. Residents also enjoy exclusive amenities such as a private meeting room, a children's playground, a BBQ area, a rooftop garden, and more.



This project offers a perfect balance of city energy and peaceful comfort, creating a seamless space to live, work, and relax. Our thoughtfully designed home combine contemporary style with luxur...

Property Info	Plot / Area Info	Additional info
Covered Area	182	
Covered Veranda	59	Reference Number 3276
Floor Number	2	Property type <b>Apartment</b>
Total Number of Floors	5	Condition Brand New
Heating	Underfloor Heating, Yes	Bathrooms <b>2</b>
Air Conditioning	All rooms, Yes	

Amenities Location

• Elevator

Coordinates: **35.160016575314** / **33.353901955601** 



**Price: €415 000 + VAT** 

VAT for this property is €30,965 or €78,850. 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>	Evaluated	Title transfer fee	None	Common ovnonces	Nama
	Price per SQM	€2 280.00/m <sup>2</sup>	Common expenses	None	

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 247/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

## **Price change history**

€415 000 on Apr 8, 2025



















