

### 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

Covered Area	<b>182</b>
Covered Veranda	<b>59</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>5</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

#### Additional info

Reference Number	<b>3276</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

#### Amenities

- Elevator

#### Location

Region: **Nicosia**  
 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>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 280.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€415 000 on Apr 8, 2025









