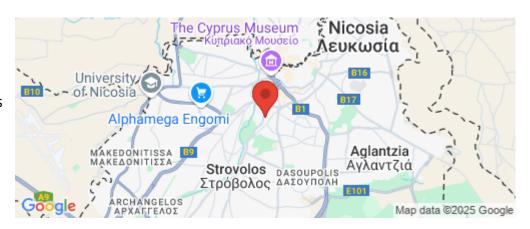


3 Bedroom Apartment for Sale in Nicosia District

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	3279
Floor Number	4	Property type	Apartment
Total Number of Floors	5	Condition	Under Construction
Heating	Underfloor Heating, Yes	Bathrooms	2
Air Conditioning	All rooms, Yes		

Amenities Location

• Elevator

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



Price: €425 000 + VAT

VAT for this property is €31,712 or €80,750. 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 Excluded	Eveluded	Title transfer fee	None	Common expenses No	None
	Excluded	Price per SQM	€2 335.00/m ²		None

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€425 000 on Apr 8, 2025



























