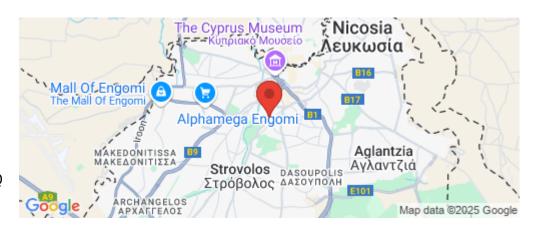


## **4 Bedroom Apartment for Sale in Nicosia District**

This expansive four-bedroom apartment offers an unparalleled combination of luxury and comfort, perfect as a family residence or a rental investment. Boasting even more space than the three-bedroom units, it features premium finishes, two underground parking spaces, nearly 3-meter-high ceilings, and breathtaking views from the windows. The apartment is equipped with an underfloor heating system, a VRV air conditioning system, a storage room, and an energy-efficient design with individual solar panels. Additionally, residents have access to exclusive amenities such as a private meeting room, a children's playground, a BBQ area, a rooftop garden, and more.



This project offers a per...

Droporty Info	Plot / Area Info
Property Info	Piot / Area inio

Covered Area 208
Covered Veranda 61
Floor Number 5
Total Number of Floors 5

Heating Underfloor Heating, Yes

Air Conditioning All rooms, Yes

Amenities Location

• Elevator Region: **Nicosia** 

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

## **Additional info**

Reference Number 3280

Property type Apartment
Condition Brand New

Bathrooms 3



Price: €640 000 + VAT

VAT for this property is €56,985 or €121,600. 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	Title transfer fee N	one	onsos Neme
		Price per SQM €	3 <b>077.00/m</b> <sup>2</sup> Common expe	enses <b>None</b>

## **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**

€640 000 on Apr 8, 2025































