

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...

Property Info

| | |
|------------------------|--------------------------------|
| Covered Area | 208 |
| Covered Veranda | 61 |
| Floor Number | 5 |
| Total Number of Floors | 5 |
| Heating | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

Additional info

Amenities

- Elevator

Location

Region: **Nicosia**

Coordinates: **35.160016575314 / 33.353901955601**

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 Price per SQM | None €3 077.00/m² | Common expenses | 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

€640 000 on Apr 8, 2025









