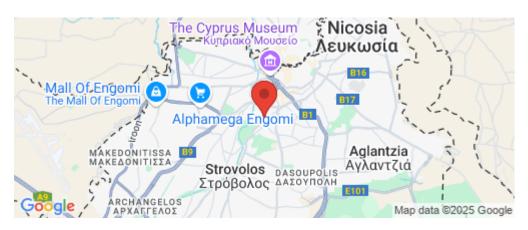


### **4 Bedroom Apartment for Sale in Nicosia District**

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 for each unit. 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.

All rooms, Yes



#### This projec...

Air Conditioning

Property Info		Plot / Area Info	Additional info	
Covered Area	173			
Covered Veranda	26		Reference Number 3281	
Floor Number	5		Property type	<b>Apartment</b>
Total Number of Floors	5		Condition	<b>Brand New</b>
Heating	Underfloor Heating, Yes		Bathrooms	3

#### Amenities Location

Region: **Nicosia** 

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

Elevator



Price: €630 000 + VAT

VAT for this property is €43,226 or €119,700. 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 None	Common ovnoncos None
		Price per SQM €3 64	Common expenses None P2.00/m <sup>2</sup>

## **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**

€630 000 on Apr 8, 2025



































