

## 2 Bedroom Apartment for Sale in Nicosia District

- 2 bedrooms
- 2 W/C
- Internal Area 85.01m<sup>2</sup>
- Covered Verandas 20.71m<sup>2</sup>
- Uncovered Verandas 5.33m<sup>2</sup>
- A/C
- Covered Parking
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area **85**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **12006**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Garden

### Location

Region: **Nicosia**  
 Coordinates: **35.135822604008 / 33.304194243748**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€2 882.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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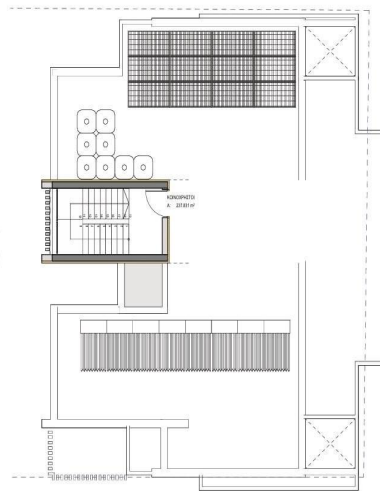
## Price change history

€245 000 on May 22, 2025





GROUND FLOOR



ROOF



1st FLOOR



2nd FLOOR



3rd FLOOR