

## 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		Plot / Area Info		Additional info	
Covered Area	<b>85</b>			Reference Number	<b>12006</b>
Heating	<b>Central Heating, Yes</b>			Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
					Bathrooms <b>2</b>
Amenities		Location			
• Garden		Region: <b>Nicosia</b> Coordinates: <b>35.135822604008 / 33.304194243748</b>			

## 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 Price per SQM	<b>None</b> <b>€2 882.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
Phone: <b>+35722344842</b>			

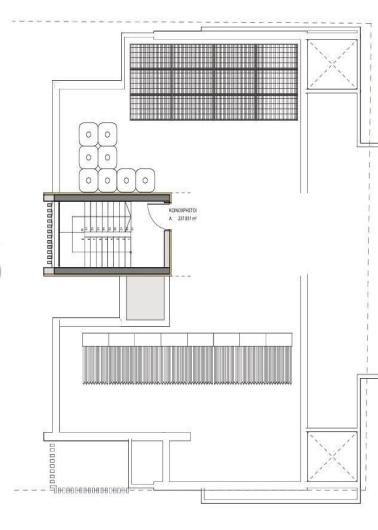
## Price change history

€245 000 on May 22, 2025





GROUND FLOOR



ROOF



1st FLOOR



2nd FLOOR



3rd FLOOR