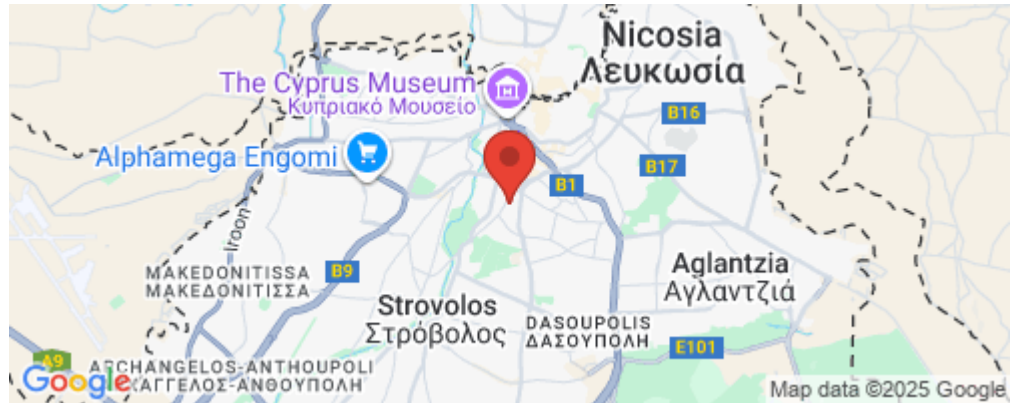


## 3 Bedroom Apartment for Sale in Agioi Omologites, Nicosia District

FOR SALE - Unique 3-Bedroom Apartment with Dual Layout in Central Nicosia - €180 000



A rare opportunity to own a fully renovated, versatile apartment in the heart of Nicosia — ideally located just a 10-minute walk from Makariou Avenue, yet tucked away on a quiet residential street near shops, pharmacies, and schools.

### □ Key Features:

- 3 Bedrooms + Cabinet
- 3 Bathrooms (2 En Suite)
- Total Area: 108 m<sup>2</sup> + Large Balcony
- Clever Layout: Separated into two self-contained units:
- 1-Bedroom Apartment with kitchenette
- 2-Bedroom Apartment with full-size kitchen
- Ideal for multi-generational living or rent...

**Plot / Area Info****Additional info**

Covered Area **108**  
Floor Number **3**  
Total Number of Floors **1**  
Furnishing **Partially furnished**

Parking **Covered, Yes**

Property type **Apartment**  
Condition **Pre-Owned**  
Construction Year **1991-2000**  
Bathrooms **3**  
View **City view**

**Amenities**

- Air Conditioning
- Balcony
- Elevator
- Storage room

**Location**

**Location:** Agioi Omologites Region: **Nicosia**  
Coordinates: **35.15977 / 33.35632**

Price: €180 000 + VAT

VAT for this property is €9,000 or €34,200. 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 | ~€3 800.00   | Common expenses | None |
| Title deed | Has Title | Price per SQM      | €1 667.00/m² |                 |      |

Price change history

€180 000 on Jun 5, 2025











