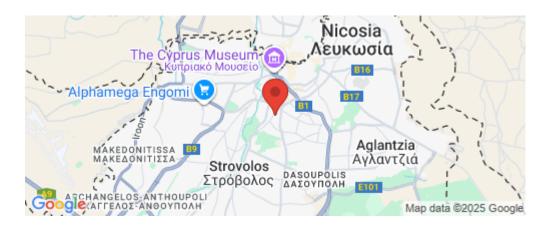


# 3 Bedroom Apartment for Sale in Agioi Omologites, Nicosia District

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 streetnear shops, pharmacies, and schools.

### ☐ Key Features:

- 3 Bedrooms + Cabinet
- 3 Bathrooms (2 En Suite)
- Total Area: 108 m² + 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

Covered Area Floor Number Total Number of Floors

Furnishing

108 3 1

Covered, Yes

**Additional info** 

Property type Apartment
Condition Pre-Owned
Construction Year 1991-2000

Bathrooms 3

View City view

#### **Amenities**

- Air Conditioning
- Balcony
- Elevator
- Storage room

#### Location

**Partially furnished** 

**Location:** Agioi Omologites Region: **Nicosia** 

Coordinates: **35.15977** / **33.35632** 



**Price: €175 000 + VAT** 

VAT for this property is €8,750 or €33,250. 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 <b>600.00</b>	Common expenses	None
Title deed	Has Title	Price per SOM	€1 620.00/m <sup>2</sup>		

## **Price change history**

€180 000 on Jun 5, 2025 €175 000 on Sep 10, 2025



















