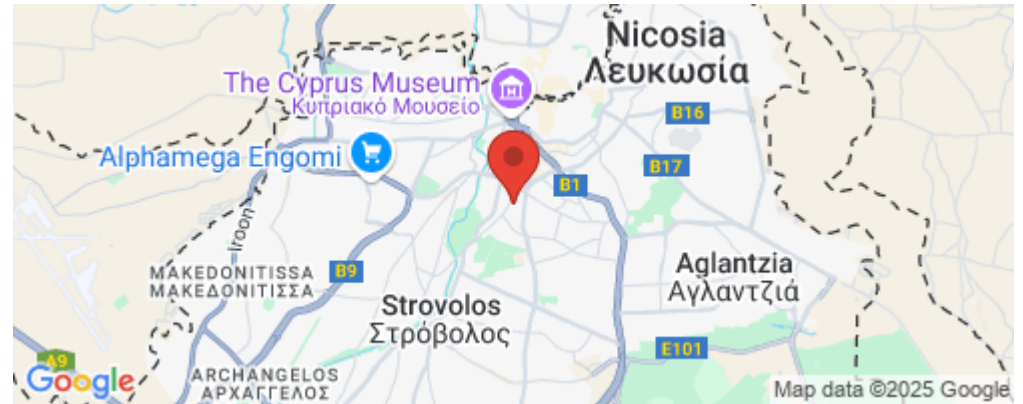


3 Bedroom Apartment for Sale in Agioi Omologites, Nicosia District

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 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**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





