

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...

Property Info

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

Plot / Area Info

Parking	Covered, Yes
---------	---------------------

Additional info

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

Amenities

Location



- Air Conditioning
- Balcony
- Elevator
- Storage room

Location: Agioi Omologites

Region: **Nicosia**

Coordinates: **35.15977 / 33.35632**

www.index.cy - All Cyprus Real Estate

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	~€3 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€1 620.00/m²		

Price change history

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





