

## 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...

### Property Info

Covered Area	<b>108</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>1</b>
Furnishing	<b>Partially furnished</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

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

### Amenities

### Location



- Air Conditioning
- Balcony
- Elevator
- Storage room

**Location:** Agioi Omologites

Region: **Nicosia**

Coordinates: **35.15977 / 33.35632**

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## 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	<b>Excluded</b>	Title transfer fee	<b>~€3 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 620.00/m<sup>2</sup></b>		

## Price change history

€180 000 on Jun 5, 2025

€175 000 on Sep 10, 2025





