

## 2 Bedroom Apartment for Sale in Nicosia District

- 2 bedrooms
- 3 W/C
- Internal Area 79.20m<sup>2</sup>
- Covered Verandas 22.30m<sup>2</sup>
- Uncovered Verandas 105m<sup>2</sup>
- Covered Roof Garden 17m<sup>2</sup>
- Uncovered Roof Garden 93m<sup>2</sup>
- Covered Parking
- Storage



### Property Info

Covered Area  
Heating  
Air Conditioning

**79**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**12351**  
**Apartment**  
**Brand New**  
**3**

### Amenities

- Elevator

### Location

Region: **Nicosia**  
Coordinates: **35.137986731887 / 33.304555479069**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 051.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€320 000 on Jun 11, 2025



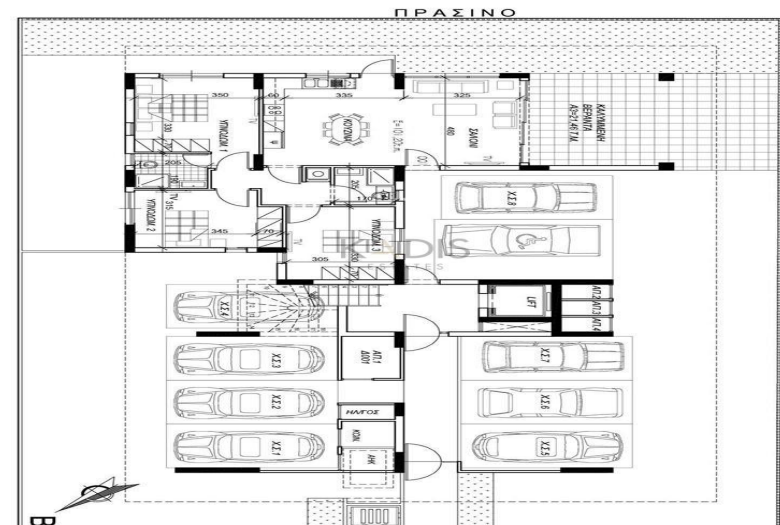




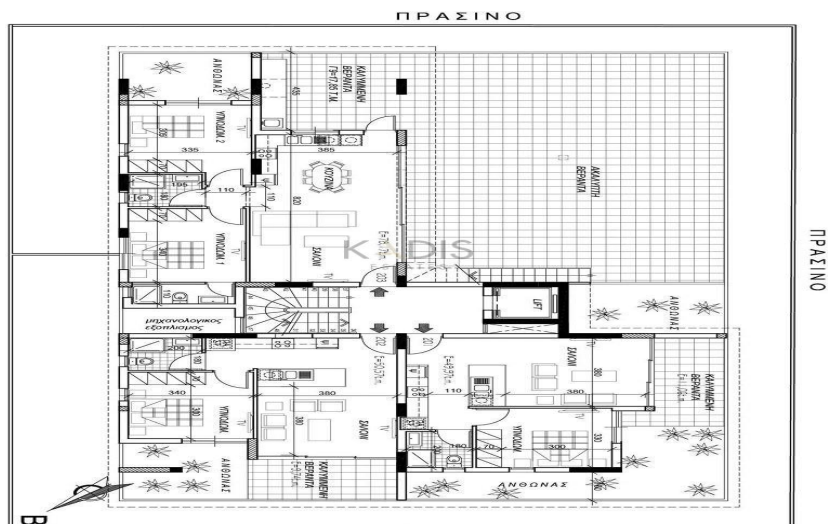




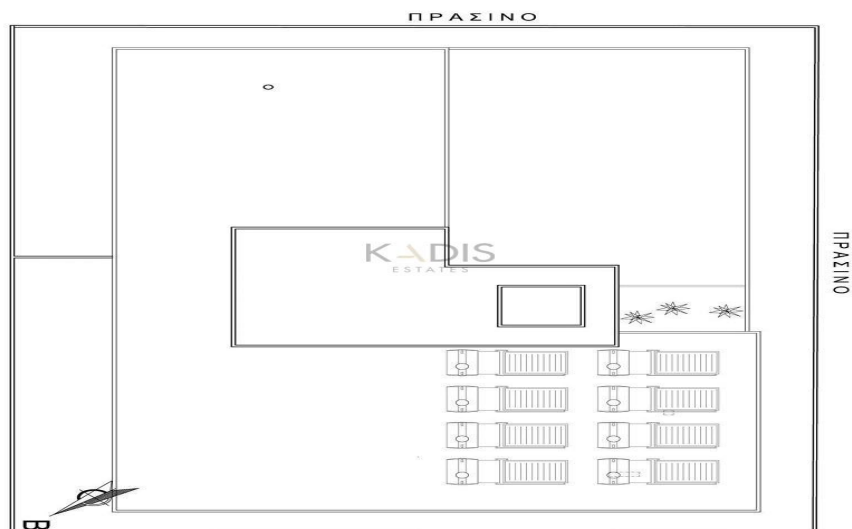
ΙΣΟΓΕΙΟ - ΠΥΛΩΤΗ



2ος ΟΡΟΦΟΣ



ΟΡΟΦΗ



ΟΡΟΦΗ (ROOF GARDENS)

