

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 Bedrooms
- 2 WC
- Internal Area 108.40m<sup>2</sup>
- Covered Veranda 21.10m<sup>2</sup>
- Roof Garden 50.40m<sup>2</sup>
- En Suite Bathroom
- Guest WC
- Storage
- Covered Parking
- Provision Office Space
- Energy Efficiency "A"
- Photovoltaic Panels



### Property Info

Covered Area  
Air Conditioning

**108**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**12415**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
Coordinates: **35.124523772641 / 33.298266624635**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>€2 407.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

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## Price change history

€300 000 on Jun 13, 2025  
 €260 000 on Mar 11, 2026



