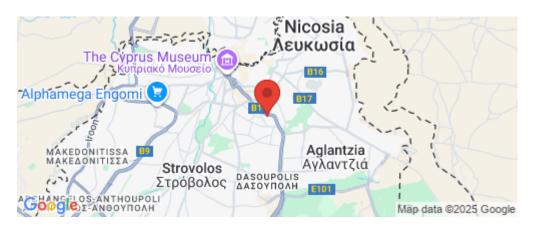


## 3 Bedroom Apartment for Sale in Nicosia - City Center

Reference ID: #SA30724Price details: €465,000 +VATProject is located in a quiet residential area of Nicosia district, approximately 650m from Nicosia City centre, near the Hilton hotel. Within walking distance from Alsos park, the project is perfectly situated in close vicity to a avariety of restaurants, coffee shops, hotels and banks. The building is comprised of nine apartments acroos seven floors, the first three levels consist of two apartments each, one 2-bedroom and one 3-bedroom apartment. Floor four to six consist if one whole 3-bedroom apartment each, which can be converted into four bedroom if needed. The sixth floor penthouse enjoys exclusive access to a private roof garden o...



Property Info Plot / Ar

Covered Area 158

Plot / Area Info

Amenities Location

**Location:** Nicosia - City Center Region: **Nicosia** 

Coordinates: 35.160133688216 / 33.369744890928

## **Additional info**

Reference Number **SA30724** 

Property type **Apartment** 

Condition Brand New

Construction Year **2023** 

Bathrooms 2



Price: €465 000 + VAT

VAT for this property is **€26,546** or **€88,350**. 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	None	Common expenses	None
		Price per SOM	€2 943.00/m <sup>2</sup>		None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

## **Price change history**

€465 000 on Jun 17, 2025







