

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 Bedrooms
- 2 WC
- Internal Covered Area 112m<sup>2</sup>
- Covered Verandas 18.3m<sup>2</sup>
- Roof Garden 92.8m<sup>2</sup>
- En Suite Bathroom
- Guest WC
- Covered Parking
- Energy Efficiency "A"
- Photovoltaic Panels



### Property Info

Covered Area	<b>112</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>12674</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Elevator

### Location

Region: **Nicosia**  
 Coordinates: **35.18234707359 / 33.396783978882**

**Price: €229 000 + VAT**

VAT for this property is **€11,450** or **€43,510**. 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>€2 045.00/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**

€259 000 on Jul 1, 2025  
€229 000 on Oct 1, 2025



